

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Treacchar Parcel
North Pima Road and Frank Lloyd Wright Boulevard
Scottsdale, Arizona 85260

Prepared for:

Central Arizona Project
23636 N 7th Street
Phoenix, AZ 85024

Prepared by:

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Groundwater & Environmental Services, Inc.

Project No. 3200337

August 28, 2012

August 28, 2012



Groundwater & Environmental Services, Inc.

August 28, 2012

Ms. Camille Champion
Specialist I, Right Of Way
Central Arizona Project
23636 N 7th Street
Phoenix, AZ 85024

**Subject: Report of Phase I Environmental Site Assessment, Treacchar Parcel
North Pima Road and Frank Lloyd Wright Boulevard
Scottsdale, Arizona 85260
GES Project No. 3200337**

Dear Ms. Champion:

Groundwater & Environmental Services, Inc. (GES) is pleased to submit this Phase I Environmental Site Assessment report for the Subject Property referenced above (the Site). The purpose of our services was to characterize the general Site and adjacent property conditions relative to environmental concerns and to identify obvious actual and potential environmental conditions.

No recognized environmental conditions were noted in connection with the Site. The findings and conclusions contained herein are based upon the data that was reviewed and documented in this report along with our experience on similar projects. The discovery of any additional information concerning the environmental conditions at the Site should be reported to us for our review so that we can reassess potential environmental impacts and modify our conclusions, if necessary.

This report is intended for sole use by the Central Arizona Project (CAP), and its subsidiaries, affiliates, and successors. If other parties wish to rely on this report, please have them contact GES so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.

We appreciate the opportunity to be of service to Treacchar Parcel Phase 1 Environmental Site Assessment. Please do not hesitate to contact us if you have any questions or if we may be of further service.

Sincerely,

GROUNDWATER & ENVIRONMENTAL SERVICES, INC.

A handwritten signature in cursive script, appearing to read "Teresa Harris".

Teresa Harris, CEM
Principal Hydrologist

A handwritten signature in cursive script, appearing to read "Byron Baden".

Byron Baden
Staff Hydrogeologist

I: Statement of Certification, per ASTM E 1527-05:

As employee(s) of Groundwater & Environmental Services, Inc. (GES), I (we) declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I (We) have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Site.



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1.0 EXECUTIVE SUMMARY

The Central Arizona Project (CAP) engaged Groundwater & Environmental Services, Inc. (GES) to perform a Phase I Environmental Site Assessment (Phase I ESA) for the subject site located in the northwest corner of the intersection of North Pima Road and Frank Lloyd Wright Boulevard (the Site). GES understands that the Phase I ESA is being performed as part of a Central Arizona Project (CAP) real estate transaction procedure. The ESA process is initiated by a change in property status including entering into a new lease or sublease. The purpose of the ESA process is to complete a due diligence investigation to evaluate the environmental condition of the property in order to establish an environmental baseline at the time of the change in status. The Phase I ESA is used to identify Recognized Environmental Conditions (RECs) and Historical Recognized Environmental Conditions (HRECs) within the Property. The Site location is provided on Figure 1. A summary of our findings is included below.

Property and Area

The Site is located in Scottsdale, Arizona, approximately 500 feet northwest of the intersection of North Pima Road and Frank Lloyd Wright Boulevard. The Site can be described as approximately 6.12 acres of undeveloped land, which lies across portions of the two parcels with the Maricopa County Assessor's Parcel Numbers of 215-51-009A and 215-51-001B.

The Site property is generally described "unimproved", with graded dirt and sparse native vegetation across the entire of Site.

The Site is bound to the north by the CAP canal is bound to the north by the canal security fence, with the canal beyond. Immediately adjacent to the east border of the Site is North Pima Rd. followed by State Route 101. The Site is bordered to the south by a vacant lot, Frank Lloyd Wright Boulevard, and commercial development with associated parking lots. The Site is bound to the west by a narrow strip of land between Frank Lloyd Wright Boulevard and the CAP canal fence. The perimeter of the Site is open. Refer to the Site Location Map provided as Figure 1.

Site reconnaissance activities were conducted at the Site on August 7, 2012 by Mr. Byron Baden and Ms. Katherine Gordon Wheat of GES. The Site was generally observed to be unimproved and vacant.

During the Site visit GES observed for RECs or *de minimis* conditions present at the Site. ASTM E 1527-05 defines a "recognized environmental condition" (REC) as: *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property."* The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

No hazardous substances or petroleum products were observed being stored at the Site at the time of the Site reconnaissance. There was a small construction project underway at the time of the Site visit at the eastern end of the property. The construction project appeared to be improving/adding pipelines across the CAP canal. No RECs or *de minimis* conditions were observed to be associated with the construction project. In addition three large subsurface vaults were observed on the east end of the Site and presumably house CAP canal infrastructure. A small pile of fill dirt, not associated with the CAP construction project, was also observed along the middle of the southern edge of the Site, no staining or odors were apparent on the soil at the time of the reconnaissance.

The area surrounding the Site is comprised of occupied developed land. The areas directly to the northeast and southeast of the Site consist primarily of North Pima Road and State Route 101 with commercial construction built along N Pima Road. The area to the southwest of the Site is made up of commercial development and the Scottsdale Municipal Airport. The area to the northwest is occupied by the Tournament Players Club (TPC) Scottsdale golf course.

Historical Review

According to aerial photographs of the Site and historical topographical maps the Site has remained undeveloped land. The Site appears to have been undeveloped native desert until at least 1980, when it was graded. Historically, the areas surrounding the Site appeared to be undeveloped and commercial development. Additional information about historic land use can be found in Section 6.

Regulatory Review

The Site was not listed on any of the reviewed regulatory lists within the ASTM-specified search distances. Eleven separate off-site facilities were identified in the regulatory database search performed by Environmental FirstSearch within the ASTM-specified search distances.

On-Site Concerns

No on-site RECs or *de minimis* conditions were noted within the public agency databases for the Site.

Off-Site Concerns

As mentioned above, regulatory database search performed by Environmental FirstSearch revealed 11 off-site facilities were identified by database entries within the ASTM-specified search distances. Details of the regulatory review can be found in Section 7.1, and a summary can be found in Table 2. Interpretation of the impact of these off-site facilities is provided in Section 8. None of the listed facilities pose an off-site concern to the Site.

Data Gaps

Complete information is sometimes unavailable to GES, no data gaps are evident. Data gaps are discussed in detail in Section 2.9.

2.0 INTRODUCTION

2.1 Reason for Performing Phase I ESA

At the request of CAP, GES performed a Phase I ESA on what is described as approximately 6.12 acres of undeveloped land, located along the southern side of the CAP canal in the northwest corner of the intersection of North Pima Road and Frank Lloyd Wright Boulevard (the Site). GES understands that the Phase I ESA is being performed as part of CAP's real estate transaction procedure. The ESA process is initiated by a change in property status including entering into a new lease or sublease. The purpose of the ESA process is to complete a due diligence investigation to evaluate the environmental condition of the property in order to establish an environmental baseline at the time of the change in status. The Phase I ESA is used to determine whether there are any known or likely areas of environmental impact on or near the Site. The Site location is depicted on Figure 1.

2.2 Reliance

This report is intended for the sole use of the CAP and their subsidiaries, affiliates, and successors. If other parties wish to rely on this report, please have them contact GES so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.

2.3 Purpose

The purpose of our services was to identify obvious RECs from practices and activities that have occurred on the Site or adjacent properties that may have adversely impacted the Site.

2.4 Scope of Work and Report Format

The Phase I ESA is a general characterization of environmental concerns based on readily available information and Site observations. This assessment was performed in general accordance with ASTM International (ASTM) Practice E 1527-05. The following services were provided for the assessment:

- A review of information provided to us by the user of this Phase I ESA.
- A review of readily ascertainable records (i.e., topographic maps, geologic and environmental documents, aerial photographs, Site observations, etc.) for information, which would allow a qualitative hydrogeologic evaluation of the Site and vicinity to characterize the area drainage.
- A Site and surrounding area reconnaissance for obvious indications of present or past activities which have or could have adversely environmentally impacted the Site.
- A review of readily ascertainable records (i.e., historic street directories, fire insurance maps, prior environmental reports, maps, aerial photographs, interviews with knowledgeable persons, etc.) to assess historical Site and adjoining properties land uses.
- A review of readily ascertainable environmental lists published by state and federal environmental regulatory agencies and contacts with local pollution control agencies to assess if the Site or nearby properties are listed as having a present or past environmental problem, are under investigation for environmentally detrimental releases, or are regulated by state, federal, or local environmental regulatory agencies.
- Preparation of this report containing our findings, conclusions, and if warranted, recommendations for additional assessment.

Our scope of services did not include sampling of the soil or groundwater. No subsurface evaluation was performed as a part of this assessment. In addition, our scope of services did not include radon or lead-in-drinking water surveys, or the collection and analysis of asbestos and lead-based paint samples.

Our report format is generally organized as follows:

- An Executive Summary.
- An Introductory Section.
- Reviewed Site physical setting records with relation to soil, geology, surface water flow, groundwater flow direction, and gradient.
- Current Site and immediately adjoining properties' conditions.
- Interview results obtained from others knowledgeable about the Site, where available.
- Reviewed records relating historic Site and historic adjoining property uses.
- Reviewed government and public environmental records.
- Findings and our opinion as to whether our findings constitute RECs, as defined by the ASTM.
- Our conclusion(s), and if warranted, recommendations for further assessment activities.
- Significant deviations from the ASTM standard.
- Additional services, if provided, which are not included within the ASTM standard.
- References used during the completion of this Phase I ESA.

Appendices follow the narrative text, and include figures, photographs, regulatory list searches, and user-provided reports, if applicable.

2.5 Special Terms and Conditions

ASTM E 1527-05 defines a "recognized environmental condition" (REC) as: *"the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property."* The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

No other significant special terms were introduced or presented as part of this Phase I ESA.

2.6 Significant Assumptions

GES assumes reviewed documents, and response of interviewed parties, are accurate, unless otherwise noted.

2.7 Limitations and Exceptions

The findings and opinions are relevant to the dates of our site work and should not be relied on to represent conditions at substantially later dates. The opinions included herein are based on information obtained during the study and our experience with similar projects. If additional information becomes available which might impact our environmental conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinion, if warranted. If this assessment included a review of reports prepared by other consultants, it must be recognized that GES has no responsibility for the accuracy of information contained therein.

Although this assessment has attempted to identify the potential for contamination on the Site, potential sources of contamination may have escaped detection due to: (1) the limited scope of this assessment; (2) the inaccuracy of public records; (3) the presence of undetected and unreported environmental incidents; (4) inaccessible areas, and/or; (5) deliberate concealment of detrimental information. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at the subject Site. This would require additional exploratory work, including sampling and laboratory analysis.

2.8 Environmental Professionals and Qualifications

Field observations and general research were completed by GES professionals experienced in performing Phase I ESAs. Reviews were completed by GES Senior personnel experienced in performing Phase I ESAs.

2.9 Data Gaps

Complete information is sometimes unavailable to GES, and a data gap is evident. In cases where information is not readily ascertainable or practically reviewable, ASTM E1527-05 procedures generally conform to the EPA's All Appropriate Inquiry document (CFR 312.10). The EPA's All Appropriate Inquiry document (CFR 312.10) states a data gap to mean "a lack of or inability to obtain information required by the standards and practices listed in subpart C of Part 312, despite good faith efforts by the environmental professional or persons identified under Part 312.1 (b), as appropriate, to gather such information pursuant to Part 312.20 (d) (1) and Part 312.20(d) (2)."

No data gaps were identified by GES while conducting this Phase I.

Table 1: Data Gaps, Resolution Efforts and Opinion on Data Gap Significance			
General data gap description	Specific gap	Good faith efforts	Opinions on data gap significance
None Identified	N/A	N/A	N/A

3.0 PHYSICAL SETTING

A consideration of underlying soil, geology, surface drainage, and subsurface groundwater flow direction (hydrogeology) are of interest since they provide an indication of the direction that contaminants, if present, could be transported. It was not the purpose of our review to evaluate the geotechnical conditions of the Site or to assess engineering geology concerns such as foundation conditions, faulting, or subsidence.

GES reviewed the following information in regard to the hydrogeology of the Site and surrounding area:

- Arizona Geological Survey (AZGS) Website, <http://services.usgin.org/azgs/geologic-map-arizona.html>, Interactive Geologic Map Database accessed on August 9, 2012.
- United States Department of Agriculture, Soil Conservation Service (USDA SCS), *Soil Survey of Aguila-Carefree Area, Parts of Maricopa and Pinal Counties, Arizona*, 1986.
- United States Geological Survey (USGS), *Curry's Corner, Arizona Quadrangle*, 7.5-minute series (topographic) map, Photorevised 1984.

3.1 Site Topography

Based on the USGS topographic quadrangle map (Curry's Corner) GES identified the base Site elevation to be approximately 1512 feet above mean sea level (msl), as shown on Figure 2. The Site and areas surrounding the property appear to have a gradual down-gradient slope to the south-southwest. Surface waters were not observed onsite. The lined CAP canal is located along the northern border of the Site.

3.2 Geology and Soil

The local soil and geology are factors in assessing surface water and groundwater movement. The surface and subsurface drainage and geology are of interest since they provide an indication of the direction that off-site contaminants, if present, could be transported towards the property.

The site is located in the East Salt River Valley, a broad alluvial basin within the Basin and Range physiographic province, which includes central and southern Arizona. The Basin and Range Province is characterized by a series of northwest-trending fault block mountain ranges separated by alluvial valleys.

The East Salt River Valley is surrounded by mountains composed primarily of granite, metamorphic and volcanic rocks and minor amounts of sedimentary material. The valley floor is underlain by thick, semi-consolidated, basin-fill sediments of varying thickness. The area of the site is underlain by irregular fluvial and lacustrine deposits of sand, silt, and clay.

A review of the soils information from the U.S. Department of Agriculture's Soil Conservation Service indicates that the soils in the vicinity of the Site are primarily of the Gilman loam series. The Gilman soil series is characterized by moderate permeation rates with calcareous layers intricately intermingled. The Gilman soil is described as deep and well drained.

3.3 Surface Drainage and Groundwater Flow Direction

According to the USGS topographic quadrangle map *Curry's Corner* the site surface topography appears to slope slightly to the south-southwest. Surface water would either percolate on Site or flow overland to the properties to the south of the Site. Shallow groundwater beneath the Site is assumed to generally mimic surface topography, flowing south-southwest. Shallow groundwater beneath the Site is assumed to not be strongly influenced by the nearby CAP canal, due to the canal's cement lining.

3.4 Flood Zones and Wetlands

Review of the FEMA map for the City of Scottsdale referenced as panel number *04013C1245H* indicated that the Site is not located within a 100-year or 500-year flood zone. Review of topographic maps and aerial photography indicated that there are no wetlands, water bodies, or washes located on the Site.

4.0 SITE AND ADJOINING PROPERTIES

4.1 Site Observations

4.1.1 Site Location and General Configuration

The Site is located in Scottsdale, Arizona, approximately 500 feet northwest of the intersection of North Pima Road and Frank Lloyd Wright Boulevard. The Site can be described as approximately 6.12 acres of undeveloped land, which lies across portions of the two parcels with the Maricopa County Assessor's Parcel Number of 215-51-009A and 215-51-001B. The Site's northern boundary is marked by the CAP canal security fence, which parallels the canal. The eastern boundary is marked by the State Route 101 southbound exit ramp; also known as North Pima Road. The Southern boundary of the Site is the northerly edge of the pavement along Frank Lloyd Wright Boulevard on the west end of the property; and the northerly edge of the commercial buildings and a vacant lot south of the Site on the east end. The western boundary is approximately 2,250 feet west of the eastern boundary.

The Site property is unimproved, with graded dirt and sparse native vegetation across the entirety of the Site.

The Site is bound to the north by the CAP canal security fence, with the canal beyond. Immediately adjacent to the east border of the Site is N. Pima Rd. followed by State Route 101. The Site is bordered to the south by a vacant lot, Frank Lloyd Wright Boulevard, and commercial development with associated parking lots. The Site is bound to the west by a narrow strip of undeveloped land between Frank Lloyd Wright Boulevard and the CAP canal fence. The perimeter of the Site is open.

4.1.2 Current Site Use, Improvements, and Tenants

The Site is owned by CAP and at the time of the reconnaissance was vacant, graded land.

4.1.3 Site Specific Observations

Site reconnaissance activities were conducted at the Site on August 7, 2012 by Mr. Byron Baden and Ms. Katherine Gordon Wheat of GES. The Site is currently unimproved and vacant.

No hazardous substances or petroleum products were observed being stored at the Site at the time of the Site reconnaissance. There was a small construction project underway at the time of the Site visit at the eastern end of the property. The construction project appeared to be improving/adding pipelines across the CAP canal and was utilizing a portable generator, back-hoe, and roll-off dumpster. No RECs or *de minimis* conditions were observed to be associated with the construction project. In addition three large subsurface vaults were observed on the east end of the Site and presumably house CAP canal infrastructure. A small pile of fill dirt, not associated with the CAP construction project, was also observed along the middle of the southern edge of the Site, no staining or odors were apparent on the soil at the time of the reconnaissance.

The area surrounding the Site is comprised of developed land for mixed use, residential and commercial. The areas directly to the northeast and southeast of the Site consist primarily of North Pima Road and State Route 101 with commercial construction built along North Pima Road. The area to the southwest of the Site is made up of commercial development and the Scottsdale Municipal Airport. The area to the northwest is occupied by the Tournament Players Club at Scottsdale golf course.

The following conditions were also specifically assessed for their potential to create RECs.

Pits, Ponds, Lagoons and Surface Waters

The cement lined CAP canal runs east-west adjacent to the Site's northern boundary. GES did not observe open-water bodies onsite or within the surrounding properties.

Stained Soil or Pavement

GES did not observe any stained soil or pavement onsite.

Stressed Vegetation

No stressed vegetation was observed at the Site.

Solid Waste

One roll-off dumpster was observed at the east end of the Site near the construction project. At the time of the Site reconnaissance the dumpster was empty however; its presence indicates the intent to store waste on the premises. GES did not observe any other solid waste disposal at the Site.

Waste Water System

GES did not observe indications of industrial-use wastewater disposal at the Site. GES did not observe indications of any septic system or leach fields.

Potable Water Supply and Wells

GES did not observe water supply wells, monitoring wells or industrial wastewater injection wells at the Site.

Septic Systems

GES did not observe evidence of the presence of septic systems during the Site visit.

Electrical Transformers and Hydraulic Equipment

Electrical transformers are a potential recognized environmental condition due to the potential presence of polychlorinated biphenyls (PCBs) contained in dielectric fluids used in some units. GES observed one pad-mounted transformer along the southern boundary of the Site. The transformer appeared to be in good condition with no staining or evidence of leaking.

Storage Tanks

GES did not observe any above ground storage tanks, nor evidence of underground storage tanks during the site visit.

Dry Cleaning

Dry cleaning operations are frequently sources of RECs due to the chlorinated solvents used in the cleaning process. No dry cleaning operations were observed at the Site.

Odors

No obvious unusual odors were noted during GES's Site reconnaissance.

Hazardous Substances and Petroleum Products, Containers and Drums

GES did not observe and containers or drums containing hazardous substances or petroleum products.

Other Observations

GES did not observe any other environmental concerns at the Site.

4.2 Current Uses of Adjoining Properties

The reconnaissance of current adjoining property uses helps evaluate whether adjacent or nearby property uses may have adversely impacted the Site. A GES assessor conducted a site reconnaissance by touring the area by foot, automobile, and observing the area from available access points and public rights-of-ways. Restricted areas were not entered. The findings of our site reconnaissance are discussed referencing the nominal direction from the Site (e.g., north, east, south, and west), and the general adjoining property uses are depicted on Figure 3.

North:

To the north the Site is bound by the CAP canal security fence, followed by the CAP canal and a Scottsdale Water Treatment Facility and golf course beyond.

East:

The Site is bordered to the east by North Pima Road, followed by State Route 101 and commercial development.

South:

The Site is bounded on the south by a vacant graded lot, commercial development, and Frank Lloyd Wright Boulevard, with additional commercial development beyond.

West:

The Site is bound to the west by a narrow strip of land between Frank Lloyd Wright Boulevard and the CAP canal security fence.

5.0 INTERVIEWS AND SPECIALIZED KNOWLEDGE

5.1 Owner Interview

The Site is owned by CAP; GES interviewed the owner's representative, Ms. Camille Champion, the Site Manager. Ms. Champion was not aware of any environmental problems or issues associated with the Site, while owned and operated by CAP. Based upon the interview with Ms. Champion, she was unaware of any present or historical environmental issues associated with the property. A user questionnaire completed by Ms. Champion is included in Appendix C.

5.1.1 Title Records

GES was not provided with a copy of the property title or deed for this Site. Based upon historic title reports the Site has been owned by the United States Bureau of Land Reclamation since 1973.

In summary, no information was found indicating that environmentally sensitive businesses have operated on the property.

5.1.2 Environmental Liens or Activity and Land Use Limitations

GES was not provided with environmental liens or activity and land use limitation for this Site. The site contact was unaware of any environmental liens or activity and land use limitation for this Site.

5.1.3 Specialized Knowledge

GES was not provided with information regarding specialized environmental knowledge pertaining to adverse conditions at the Site.

5.1.4 Valuation Reduction for Environmental Issues

GES was not provided with information which reported a property value reduction due to environmental issues at the Site. Based upon the current and historic uses of the Site, GES would not expect a property value reduction due to environmental issues.

5.2 Site Manager Information

The Site Manager, Ms. Camille Champion, was contacted by Ms. Gordon Wheat prior to the Site reconnaissance to discuss Site accessibility and provide information regarding the Site. Ms. Champion was unaware of any past or present environmental issues associated with the Site.

5.3 Key Tenant/Occupants

The Site was vacant at the time of the reconnaissance.

5.4 Local Government Officials

Ms. Jeannie Taylor, Record Management Specialist of the Maricopa County Environmental Services Department (MCESD) was contacted concerning any records associated with the Site. Ms. Taylor responded that the MCESD has no records for the site address. A record request was also sent to the Arizona State Fire Marshall's office, no response has been received by GES at this time. Should GES receive additional information from the A.Z. State Fire Marshall, which suggests an environmental issue

at the Site, CAP shall be contacted immediately and this Phase I will be amended with the new information.

6.0 HISTORICAL USE REVIEW

6.1 Historical Property Use Information

GES reviewed the following information in order to ascertain the historical uses of the Site and to assess possible activities of potential environmental concern:

- *FirstSearch Historical Topographic Map Package, with portions of U.S. Geological Survey (USGS) topographic maps dated 1904, 1906, 1930, 1948, 1984, 1964, 1973, 1982 and 2011. Dated July 26, 2012.*
- *Environmental FirstSearch Report. Area search dated July 24, 2012*
- *FirstSearch Aerial Photo Package, with photos dated 1944, 1957, 1962, 1980, 1997, and 2010. Dated July 24, 2012.*
- *First Search City Directory Review. Dated July 24, 2012.*
- *Historical Title Report, prepared by Allands dated July 28, 2012.*
- *Maricopa County Assessor's GIS Interactive Map. www.maricopa.gov/maps. Accessed on August 8, 2012.*

Based on the historical sources reviewed, GES did not interpret the past Site uses to have adversely environmentally impacted the Site, with respect to ASTM-defined RECs. The property has been developed in its current configuration since at least 1980. Prior to 1980 the property was undeveloped native desert. Based on the review of above sources GES has no reason to believe this development would have caused an adverse impact on the Site.

The following sections provide greater detailed findings regarding the Site, and copies of this information are included in Appendix B of this report.

USGS Map Review

Based upon review of USGS topographic maps from the *Camelsback* and *Curry's Corner, Arizona* quadrangles, the site has remained unchanged. The canal immediately north of the Site is depicted in every map. A summary of the historical configurations of the Site as depicted on USGS maps is provided below:

- 1904 – The Site is depicted as undeveloped land.
- 1906 – The Site is depicted as undeveloped land.
- 1930 – The Site is depicted as undeveloped land.
- 1948 – The Site is depicted as undeveloped land.
- 1964 – The Site is depicted as undeveloped land.
- 1973 – The Site is depicted as undeveloped land.
- 1982 – The Site is depicted as undeveloped land.

Aerial Photo Review

Based upon review of aerial photographs of the Site, the property was undeveloped native desert until at the latest 1980. The 1980 aerial shows the CAP canal as being lined and the adjacent land, including the Site, as being graded. The Site remained unchanged from 1980 to 2010. A summary of the historical configurations of the Site as depicted by aerial photographs is provided below:

- 1944 – The Site is depicted as undeveloped land. The Site vicinity is depicted as undeveloped land, the canal immediately north of the Site is shown.

- 1957 – The Site is depicted as undeveloped land. North Pima Road is depicted as an unimproved dirt road. The remainder of the Site vicinity remains unchanged.
- 1962 – The Site is depicted as undeveloped land. The Site vicinity remains unchanged from the 1957 aerial.
- 1980 – The Site appears to be graded, but otherwise undeveloped. The Site vicinity shows less native vegetation, with the addition of many dirt tracks. The canal immediately north of the Site appears to be cement lined.
- 1997 – The Site remains unchanged from the 1980 aerial. North Pima Road appears to be paved and include divided lanes of travel. The TPC Scottsdale golf course north of the Site and much of the commercial development south of the Site appears in its current configuration.
- 2010 – The Site remains unchanged from the 1997 aerial in its current configuration. State Route 101 is depicted in the former location of North Pima Road, which is utilized as frontage roads. The commercial development north of the golf course, east of State Route 101, and south of the Site are depicted in their current configuration.

Sanborn Fire Insurance Maps

The Site property is unmapped.

Building Permit Report

No building permits were found for the Site.

City Street Directory Review

A review of historic city directories dating from 1961 to 2007 was conducted. No listings were found for the Site.

Property Tax Map Report

A review of historic property tax maps indicated that there was no coverage of the Site. No information was identified indicating that environmentally sensitive businesses operated on or adjacent to the Site.

Chain of Title Report

According to the chain of title report generated by Allands, the Site is part of a parcel of land acquired by the U.S. in 1848. The property passed through a number of private owners, through various land transactions, between 1919 and 1973. The current owner is the U.S., which bought the land in 1973 through its Department of Interior, Bureau of Reclamation.

Prior Reports

GES was not provided with any prior environmental reports related to the Site.

6.2 Historical Adjoining Properties Land Use Information

GES also reviewed the information listed above in order to ascertain the historical uses of the adjacent properties and to assess possible activities of potential environmental concern from the immediately adjoining properties that might impact the Site.

Below is a summary of the interpreted past adjoining property land uses based on the historical documents reviewed. This summary is presented referencing the respective nominal direction from the

Site (e.g., nominal north, east, south and west). The earliest information available for adjoining properties is 1904.

North:

Historically, the area north of the Site has consisted primarily of undeveloped native desert. The CAP canal, immediately north of the Site became lined as early as 1980. By 1997 the Scottsdale municipal water treatment facility and TPC Scottsdale golf course were in place north of the canal.

East:

According to aerial photography, the property east of the Site was undeveloped prior to at least 1997, at which point North Pima Rd appears to be paved. By 2010, State Route 101 and commercial development appear east of the North Pima Rd.

South:

The properties to the south of the Site appear to be undeveloped until at least 1992, at which point they became commercially developed. The property south of the Site remains commercially developed today.

West:

Prior to 1997 the property west of the site was undeveloped land. The 1997 aerial photograph depicts the Frank Lloyd Wright Boulevard in westerly direction west of the Site and the vacant strip of land between the Frank Lloyd Wright Boulevard and the CAP security fence.

7.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the Site. In accordance with the ASTM standard, GES accessed readily ascertainable records from government, public and private sources.

7.1 Environmental Database Records

In accordance with the ASTM standard, GES reviewed select regulatory lists published by state and federal regulatory agencies. The listings were supplied by FirstSearch, and the listings were searched for facilities or incidences at distances in general accordance with ASTM guidelines. For this report, GES requested that FirstSearch search in accordance with the ASTM suggested search distances. Please note that regulatory listings are limited and include only those facilities that are known to the regulatory agencies at the time of publication to be contaminated, in the process of evaluation for potential contamination, or having complied with agency requested submittals (i.e. underground storage tank registration; hazardous material usage, storage, and disposal; etc.). FirstSearch provided ASTM Standard suggested lists and where applicable, some Non-ASTM Standard lists. GES reviewed Non-ASTM Standard lists only if listed facilities were also on ASTM Standard lists or if the Non-ASTM Standard facility was located on the Site or in a location likely to affect the Site. Only those facilities that were identified within their specific search distances (both ASTM and Non-ASTM Standard Sites) are discussed in this report.

A copy of the regulatory database search obtained and reviewed for this project, including plotted site maps of the regulated facilities prepared by FirstSearch, is provided in Appendix B. The release dates from the Federal, State, or local entity for each reviewed list is also included with the FirstSearch document. The FirstSearch document is subject to their limitations and disclaimers.

As discussed in Section 3.0, reviewed information indicates local groundwater flow is generally to the south-southwest. Therefore, properties located north and east of the site are considered up gradient. The results of our review are summarized on the following table, and a listing of definitions of the abbreviations follows the table. Additional information regarding each of the databases searched is located in the FirstSearch report in Appendix B. Where facilities were identified within their specified search distances, a brief discussion follows the table and definitions.

Table 2: Regulatory Search Summary						
List	Search Radius (miles)	Subject Site	< 1/8 mi.	1/8 - 1/4 mi.	1/4 - 1/2 mi.	1/2 - 1 mi.
NPL	1	None	None	None	None	None
NPL Delisted	1/2	None	None	None	None	N/A
CERCLIS	1/2	None	None	None	None	N/A
NFRAP	1/2	None	None	None	None	N/A
RCRA COR ACT	1	None	None	None	None	None
RCRA TSD	1/2	None	None	None	None	N/A
RCRA GEN	1/4	None	2	4	N/A	N/A
RCRA NLR	1/8	None	3	N/A	N/A	N/A

Table 2: Regulatory Search Summary						
List	Search Radius (miles)	Subject Site	< 1/8 mi.	1/8 - 1/4 mi.	1/4 - 1/2 mi.	1/2 - 1 mi.
FEDERAL BROWNFIELD	1/2	None	None	None	None	N/A
ERNS	1/8	None	None	N/A	N/A	N/A
TRIBAL LANDS	1	None	None	None	None	None
STATE/TRIBAL SITES	1	None	None	None	None	None
STATE SPILLS 90	1/8	None	2	N/A	N/A	N/A
STATE/TRIBAL SWL	1/2	None	None	None	None	N/A
STATE/TRIBAL LUST	1/2	None	None	None	None	N/A
STATE/TRIBAL UST/AST	1/4	None	2	2	N/A	N/A
STATE/TRIBAL EC	1/4	None	None	None	N/A	N/A
STATE/TRIBAL IC	1/4	None	None	None	N/A	N/A
STATE/TRIBAL VCP	1/2	None	None	None	None	N/A
STATE/TRIBAL BROWNFIELDS	1/2	None	None	None	None	N/A
STATE PERMITS	1/8	None	None	N/A	N/A	N/A
STATE OTHER	1/4	None	None	None	N/A	N/A
FEDERAL IC/EC	1/2	None	None	None	None	N/A
HW MANIFEST	1/8	None	None	N/A	N/A	N/A

Note: "N/A" indicates not applicable, as the search distance was less than the corresponding distance. For a complete list of abbreviations with greater discussion, see the FirstSearch Environmental FirstSearch Report attached in the Appendices

LIST OF DEFINITIONS OF ABBREVIATIONS AND DATABASES

NPL	National Priority List
NPL Delisted	Delisted NPL Sites
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
NFRAP	CERCLIS Sites with No Further Remedial Action Planned
RCRA COR ACT	Resource Conservation and Recovery Act – Corrective Action Sites
RCRA TSD	RCRA – Transporters, Storage, and Disposal Facilities
RCRA GEN	RCRA Hazardous Waste Generators
RCRA NLR	RCRA No Longer Regulated
Federal Brownfields	EPA Brownfield Management System (BMS)
ERNS	Emergency Response Notification System
Tribal Lands	Bureau of Indian Affairs (BIA) Indian Lands of the United States
State/Tribal Sites	Arizona Department of Environmental Quality (ADEQ) Environmental Cleanup Site Information System (ECSI) sites
State Spills 90 cleanups	Arizona reports on sites that have records of spills, leaks, investigations, and cleanups
State/Tribal SWL	ADEQ listing of Solid Waste Facilities

8.0 FINDINGS AND OPINIONS

Property and Area

The Site is located in Scottsdale, Arizona, approximately 500 feet northwest of the intersection of North Pima Road and Frank Lloyd Wright Boulevard. The Site can be described as approximately 6.12 acres of undeveloped land, which lies across portions of the two parcels with the Maricopa County Assessor's Parcel Numbers of 215-51-009A and 215-51-001B.

The Site property is unimproved, with graded dirt and sparse native vegetation across the entire Site.

The Site is bound to the north by the CAP canal security fence, with the canal beyond. Immediately adjacent to the east border of the Site is North Pima Rd. followed by State Route 101. The Site is bordered to the south by a vacant lot, Frank Lloyd Wright Boulevard, and commercial development with associated parking lots. The Site is bound to the west by a narrow strip of land between Frank Lloyd Wright Boulevard and the CAP canal fence. The perimeter of the Site is open.

Site reconnaissance activities were conducted at the Site on August 7, 2012 by Mr. Byron Baden and Ms. Katherine Gordon Wheat of GES. The Site is currently unimproved and vacant.

No hazardous substances or petroleum products were observed being stored at the Site at the time of the Site reconnaissance. There was a small construction project underway at the time of the Site visit at the eastern end of the property. The construction project appeared to be improving/adding pipelines across the CAP canal. No RECs or *de minimis* conditions were observed to be associated with the construction project. In addition three large subsurface vaults were observed on the east end of the Site and presumably house CAP canal infrastructure. A small pile of fill dirt, not associated with the CAP construction project, was also observed along the middle of the southern edge of the Site, no staining or odors were apparent on the soil at the time of the reconnaissance. GES recommends removal of the waste disposal roll-off bin so that waste does not accumulate on Site.

The area surrounding the Site is comprised of occupied developed land. The areas directly to the northeast and southeast of the Site consist primarily of North Pima Road and State Route 101, with commercial construction built along North Pima Road. The area to the southwest of the Site is made up of commercial development and the Scottsdale Municipal Airport. The area to the northwest is occupied by the TPC Scottsdale golf course.

Historical Review

According to aerial photographs of the Site and historical topographical maps the Site has remained undeveloped land. The Site appears to have been undeveloped native desert until at least 1980, when it was graded. Historically, the areas surrounding the Site appeared to be undeveloped and commercial development. Additional information about historic land use can be found in Section 6.

Regulatory Review

The Site was not listed on any of the reviewed regulatory lists within the ASTM-specified search distances. In addition to the listing of the Site, eleven separate off-site facilities were identified in the regulatory database search performed by Environmental FirstSearch within the ASTM-specified search distances.

On-Site Concerns

No on-site RECs or *de minimis* conditions were noted within the public agency databases for the Site.

Off-Site Concerns

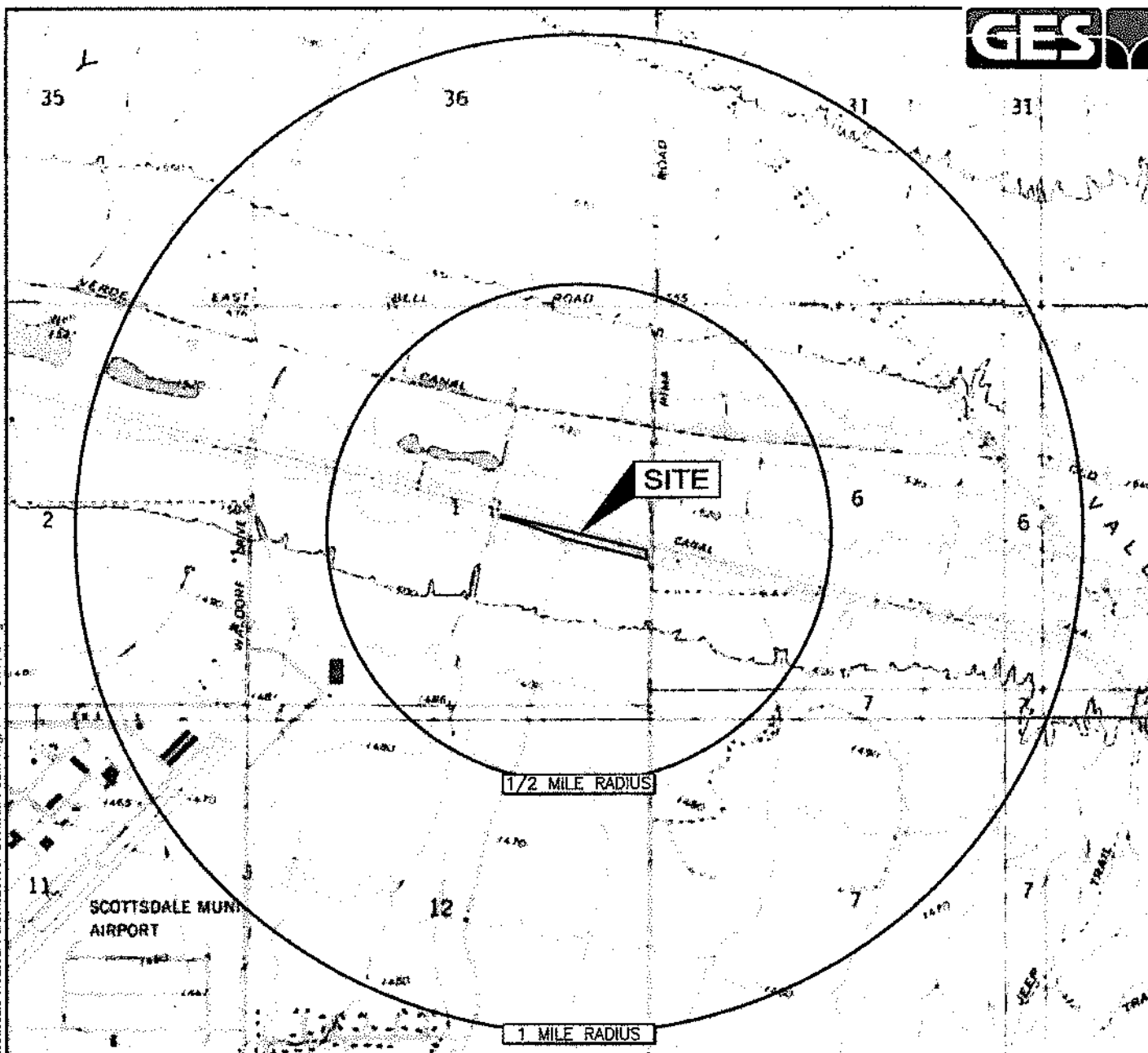
As mentioned above, regulatory database search performed by Environmental FirstSearch revealed 11 off-site facilities were identified by database entries within the ASTM-specified search distances. Details of the regulatory review can be found in Section 7.1, and a summary can be found in Table 2. Interpretation of the impact of these off-site facilities is provided in Section 8. None of the listed facilities pose an off-site concern to the Site.

FIGURES

Figure 1 - Site Location Map

Figure 2 - Site Map

Figure 3 - Local Area Map



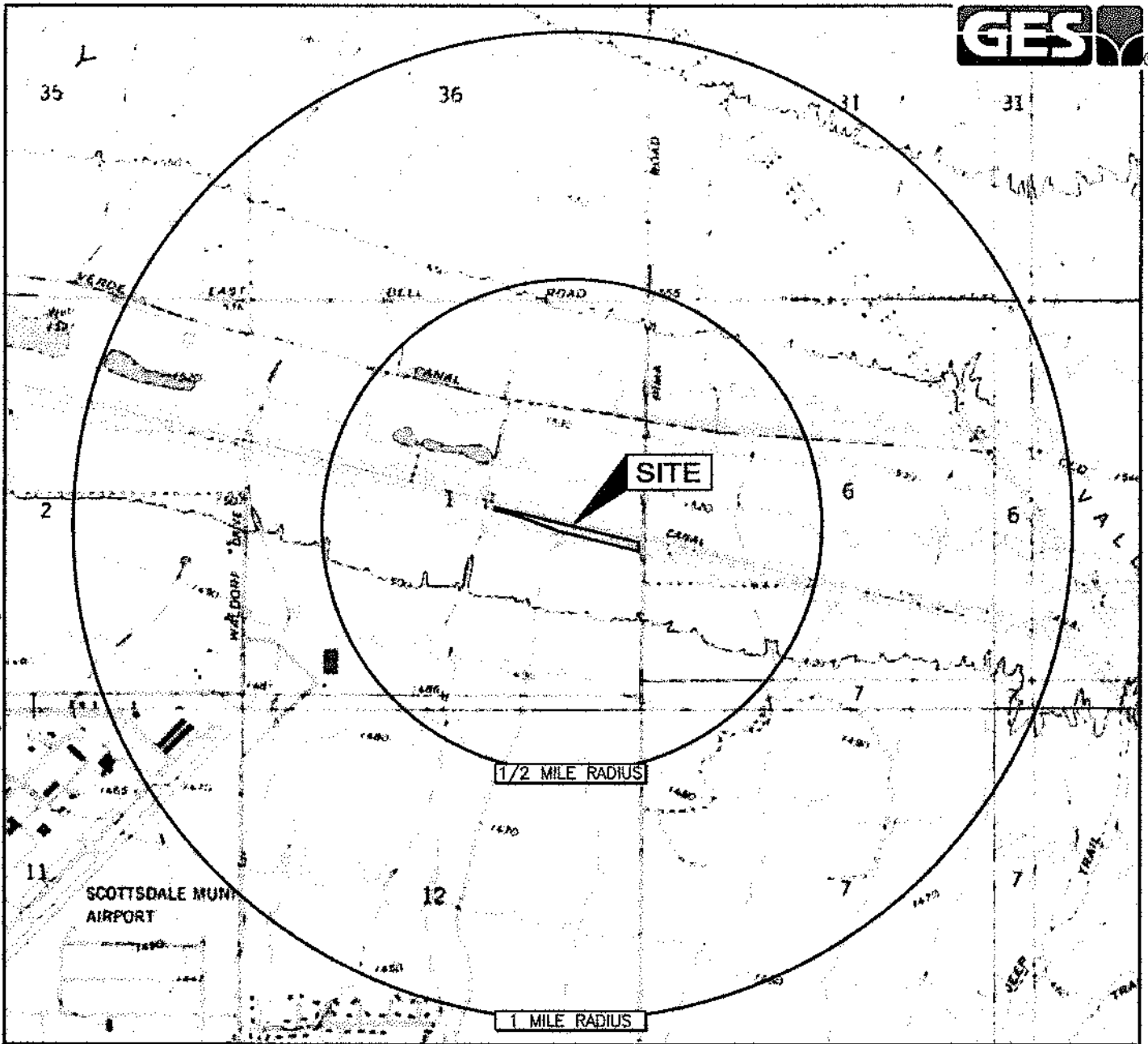
SOURCE: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLE 1978
CURRY'S CORNER, ARIZONA
CONTOUR INTERVAL = 10'

TOWNSHIP - 3N
RANGE - 4E
SECTION - 1



QUADRANGLE LOCATION

DRAFTED BY: E.V. (N.J.)	SITE LOCATION MAP		
CHECKED BY:	CENTRAL ARIZONA PROJECT TREACCAR PARCEL SCOTTSDALE, ARIZONA		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 6160 FAIRMOUNT AVE, SUITE A, SAN DIEGO, CALIFORNIA 92120		
NORTH 	SCALE IN FEET 	DATE 8-13-12	FIGURE 1
	0 2000		





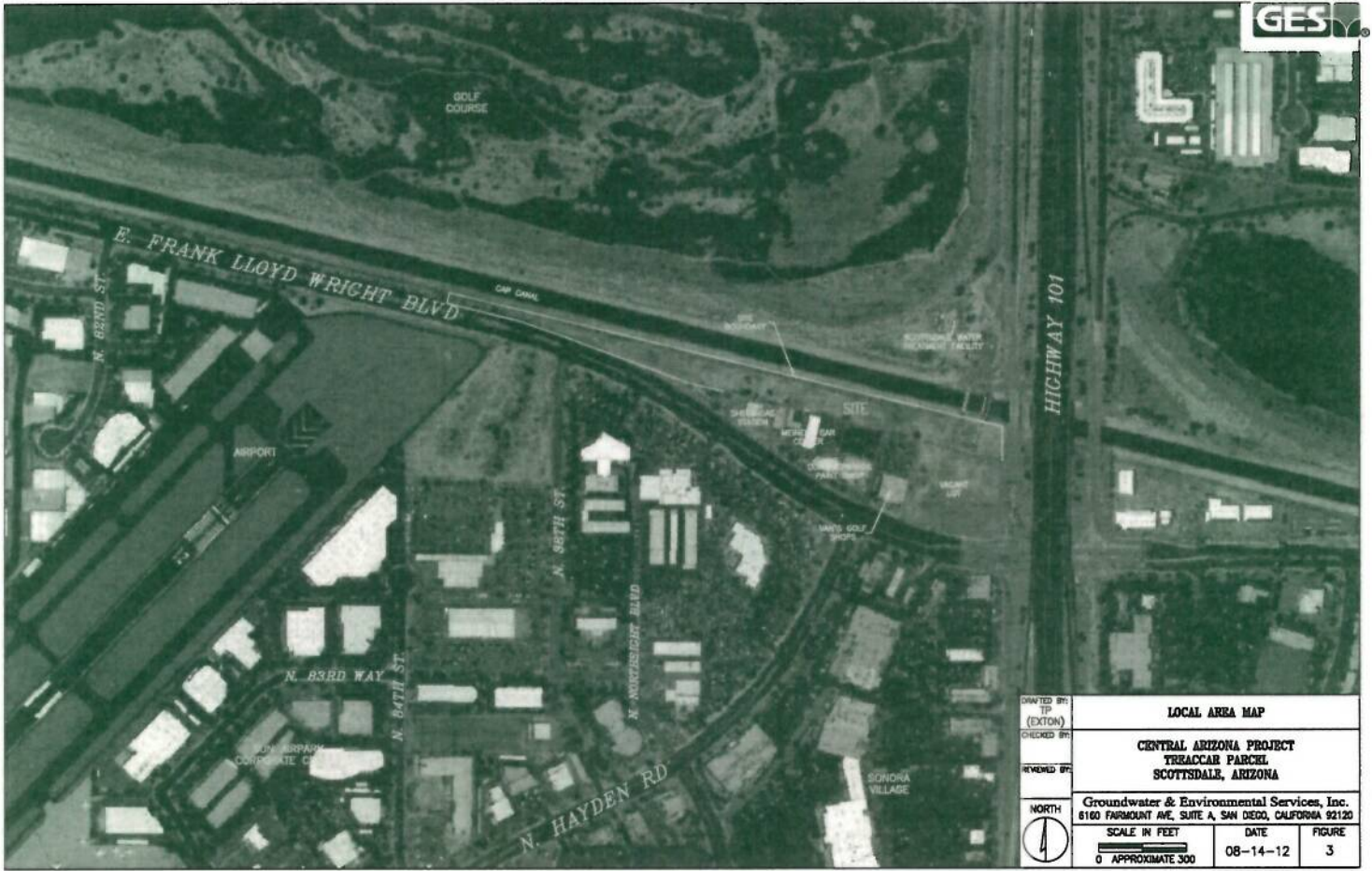
SOURCE: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLE 1978
CURRY'S CORNER, ARIZONA
CONTOUR INTERVAL = 10'


TOWNSHIP - 3N
RANGE - 4E
SECTION - 1



QUADRANGLE LOCATION

DRAFTED BY: E.V. (N.J.)	SITE LOCATION MAP		
CHECKED BY:	CENTRAL ARIZONA PROJECT TREACCHAR PARCEL SCOTTSDALE, ARIZONA		
REVIEWED BY:			
NORTH 	Groundwater & Environmental Services, Inc. 6160 FAIRMOUNT AVE, SUITE A, SAN DIEGO, CALIFORNIA 92120		
	SCALE IN FEET  0 2000	DATE 8-13-12	FIGURE 1



DRAWN BY: TP (EXTON)	LOCAL AREA MAP		
CHECKED BY:	CENTRAL ARIZONA PROJECT THERACAC PARCEL SCOTTSDALE, ARIZONA		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 6160 FARMOUNT AVE, SUITE A, SAN DIEGO, CALIFORNIA 92120		
NORTH 	SCALE IN FEET	DATE	FIGURE
	0 APPROXIMATE 300	08-14-12	3

APPENDIX A

Photographs

Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 1:

The Site from the middle of the site. CAP canal security fence is on the right, commercial development on the left.

Direction:

West

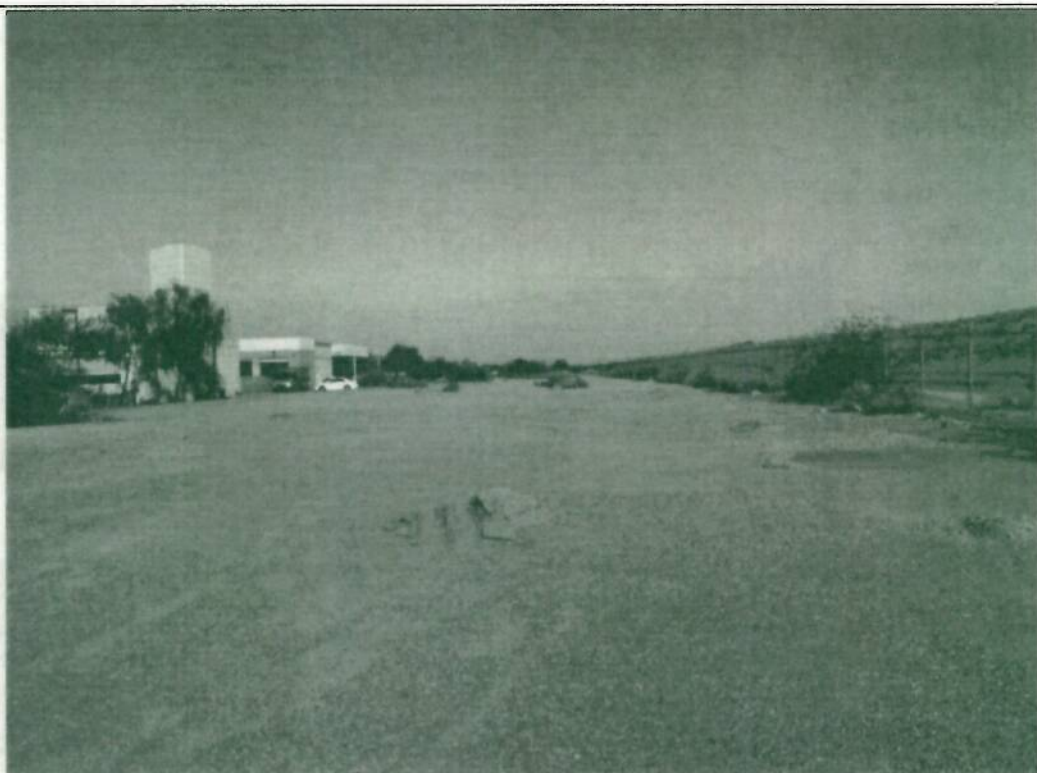


Photo 2:

The Site from the middle of the Site. CAP canal security fence is on the left, commercial development on the right. Construction project in the distance

Direction:

East



Photo 3:

The west end of the Site, from the west end of the Site. Frank Lloyd Wright Blvd. on the right, CAP canal security fence on the left.

Direction:

East



Photo 4:

The middle of the Site from the west side. CAP canal security fence on the left, commercial development on the right.

Direction:

East



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 5:

Drainage
under Frank
Lloyd Wright
Blvd, on the
west end of
the Site.

Direction:

Southeast



Photo 6:

Large pile of
fill dirt in the
middle of the
site.
Transformer
in the
background
on Site.

Direction:

South



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 7:

Pad-mounted transformer on the middle of the southern boundary of the Site. Edwards-Dunn paint store in the background.

Direction:

Southeast

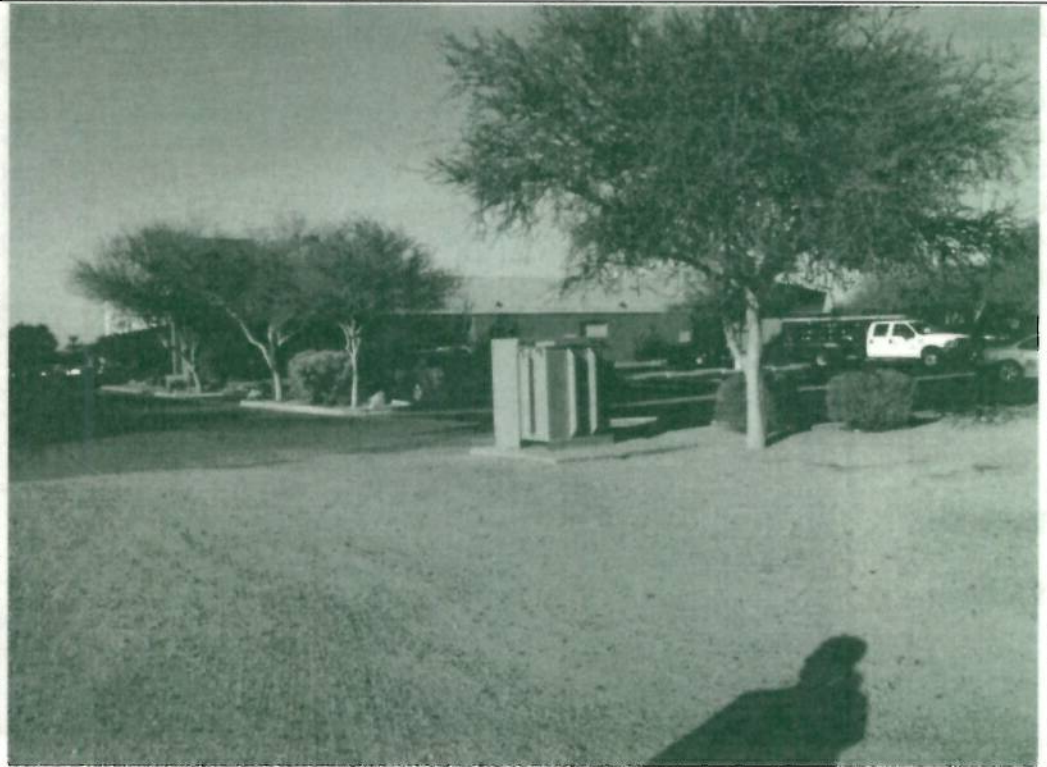
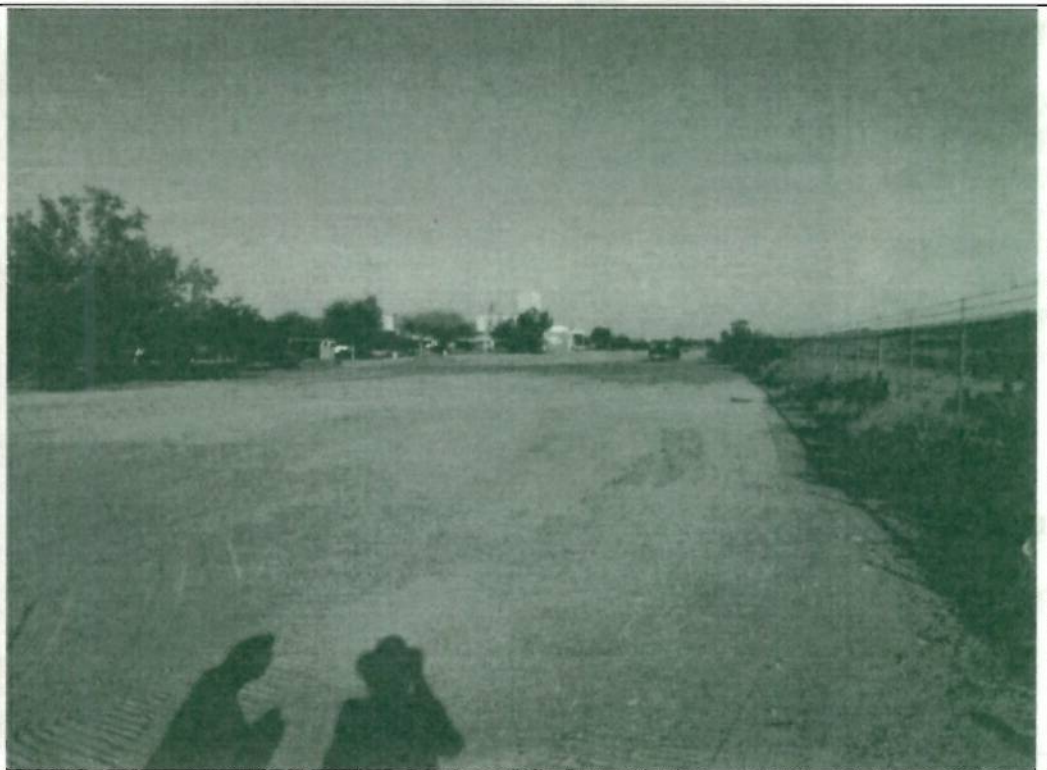


Photo 8:

Middle of the Site from the east side. CAP canal security fence to the right, commercial development to the left.

Direction:

West



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 9:

Construction project on the east end of the Site. Scottsdale water treatment facility in the background.

Direction:

North



Photo 10:

Site, east of construction. Dumpster associated with construction project. Small line of vegetation beyond dumpster marks Site's southern border.

Direction:

South



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 11:

One of four sub-grade vaults observed on Site. Presumably housing canal infrastructure. Two other seen in Photo 10.

Direction:

West

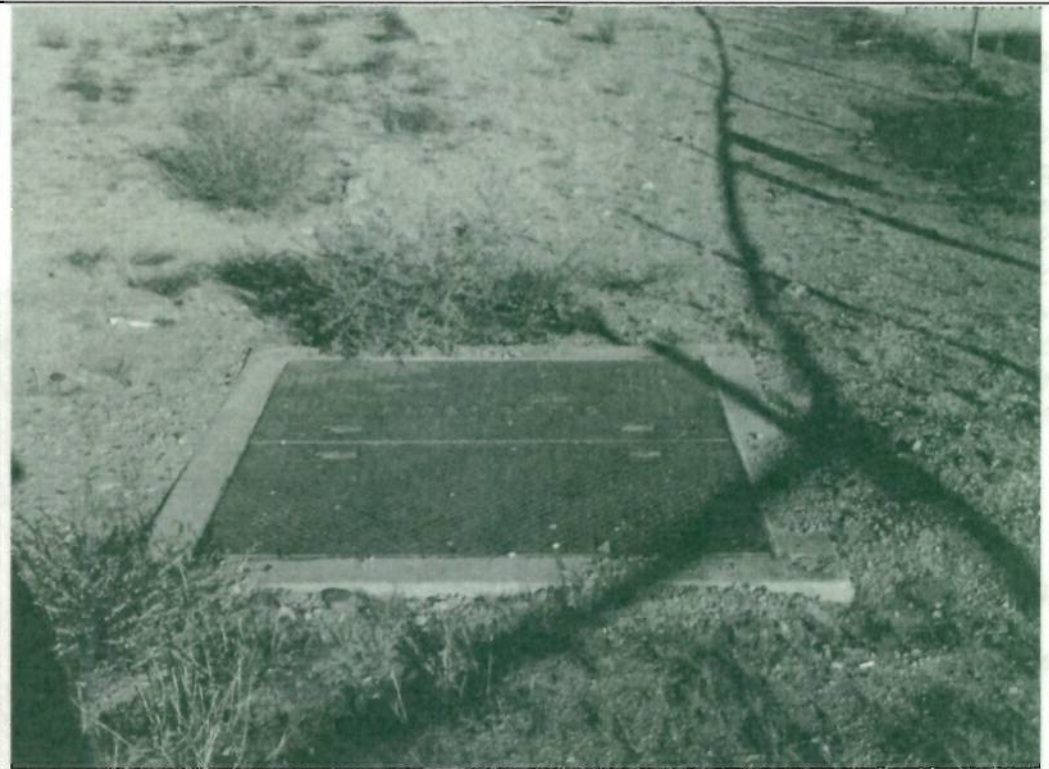


Photo 12:

Site from east end, looking through the construction project to more of the Site beyond.

Direction:

West



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 13:

Canal and service road north of the Site. Fence on the left marks the northern border of the Site

Direction:

West



Photo 14:

CAP canal and Scottsdale water treatment facility north of the Site.

Direction:

Northwest

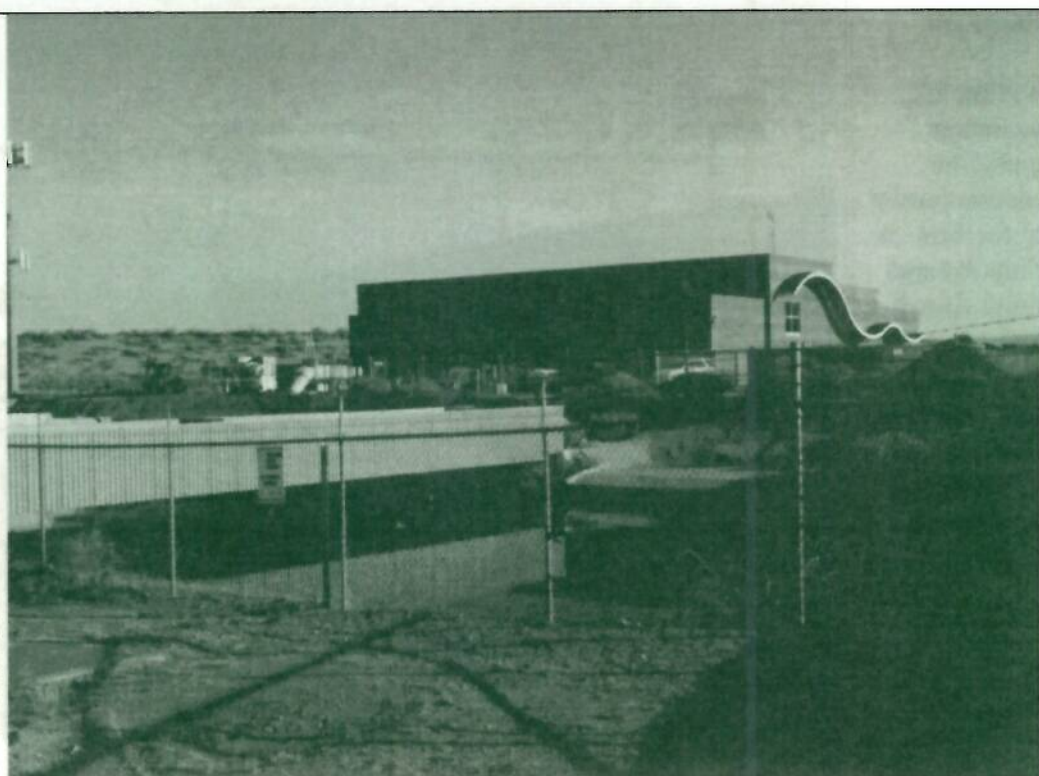


Photo 15:

N Pima Rd, pavement marks the eastern border of the Site. Scottsdale sanitary sewer manhole cover on the left on-Site, overpass on left is State Route 101.

Direction:

Northeast



Photo 16:

N Pima Rd, pavement marks the eastern border of the Site. N Pima Rd and Frank Lloyd Wright Boulevard intersection at light. Overpass on left is State Route 101.

Direction:

Southeast



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 17:

Vacant lot south of the eastern portion of the Site. Van's Golf Shops and Frank Lloyd Wright Blvd beyond.

Direction:

Southwest



Photo 18:

Van's Golf Shops and Edwards-Dunn Paints, south of the Site.

Direction:

South



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 19:

Meineke Car
Center South
of the Site.

Direction:

Southwest

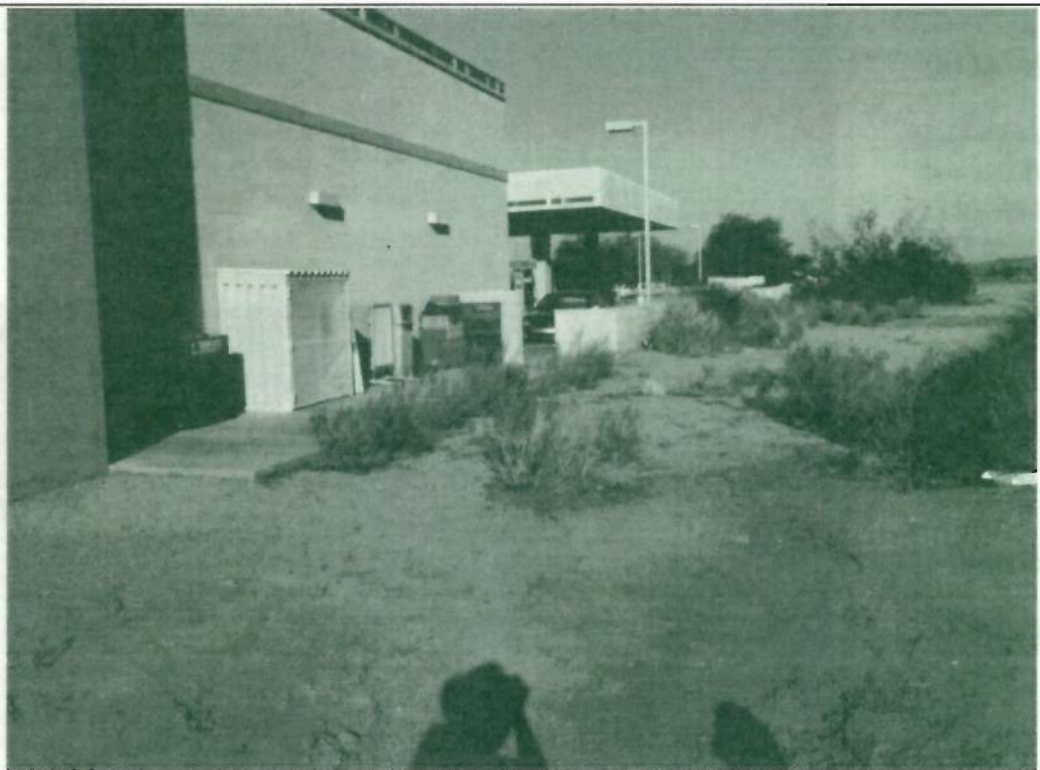


Photo 20:

Shell Gas
Station south
of the Site.

Direction:

Southwest



Appendix A – Photographic Log
Photos taken on August 7, 2012

Photo 21:

Shell Station dispensers and canopy, south of the Site. Low block wall marks southern border of the Site.

Direction:

Southwest

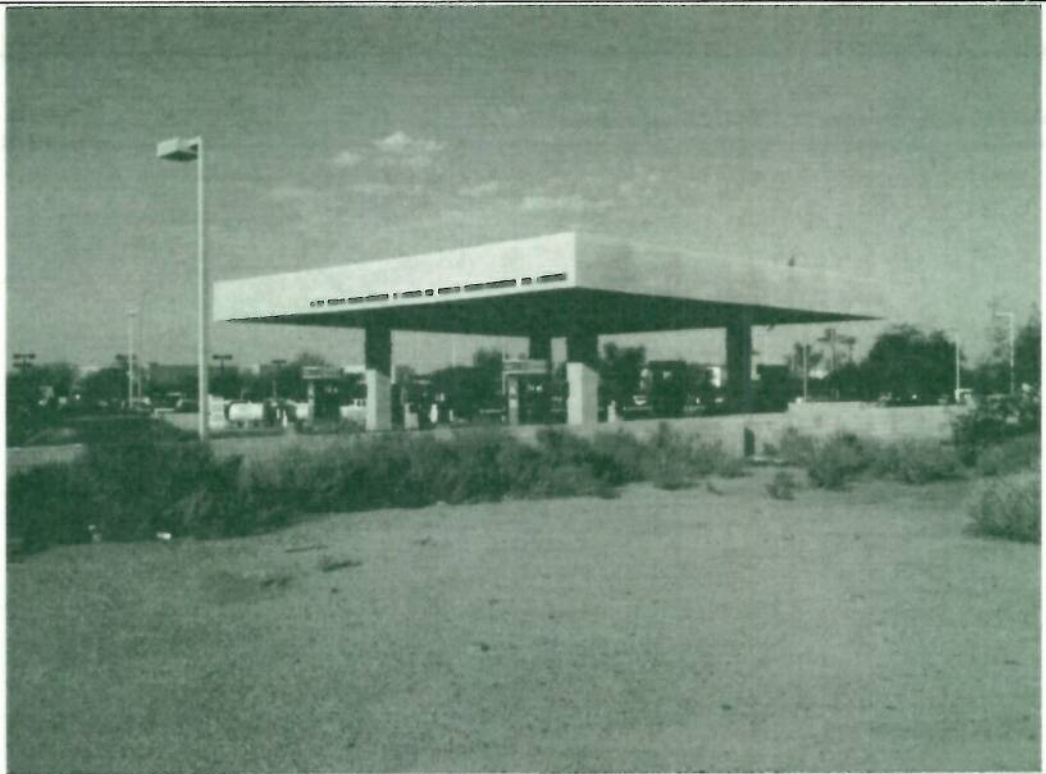
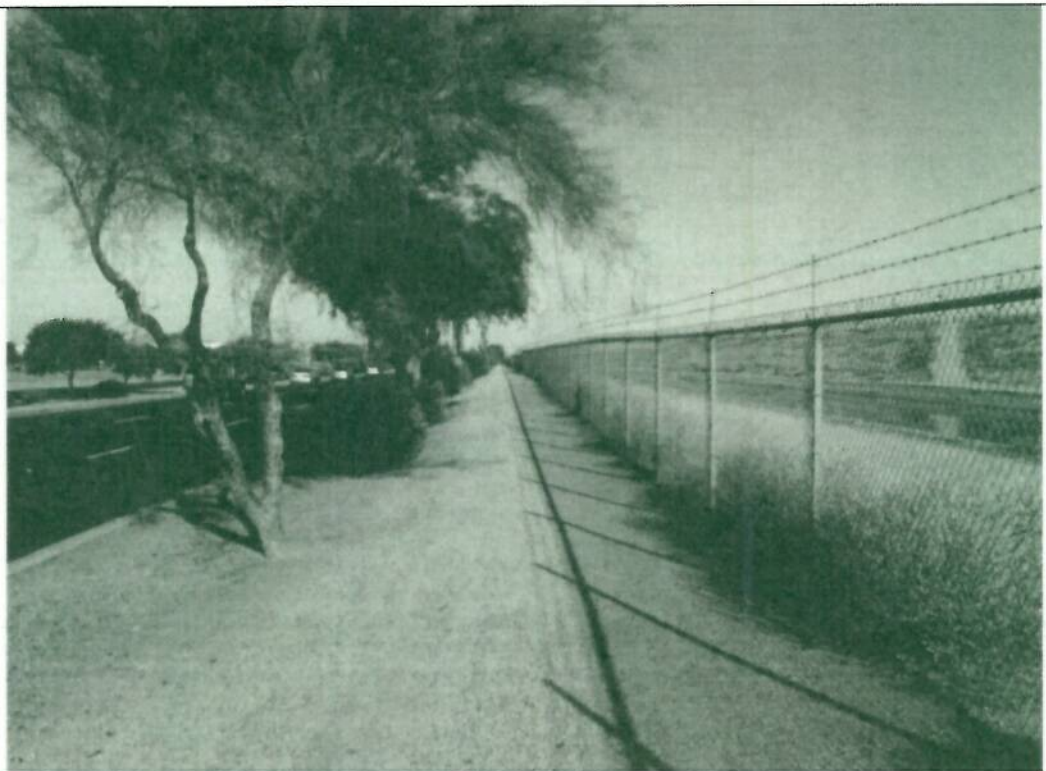


Photo 22:

West of the site from the Site's west border. Frank Lloyd Wright Blvd is to the left, CAP security fence and canal to the right.

Direction:

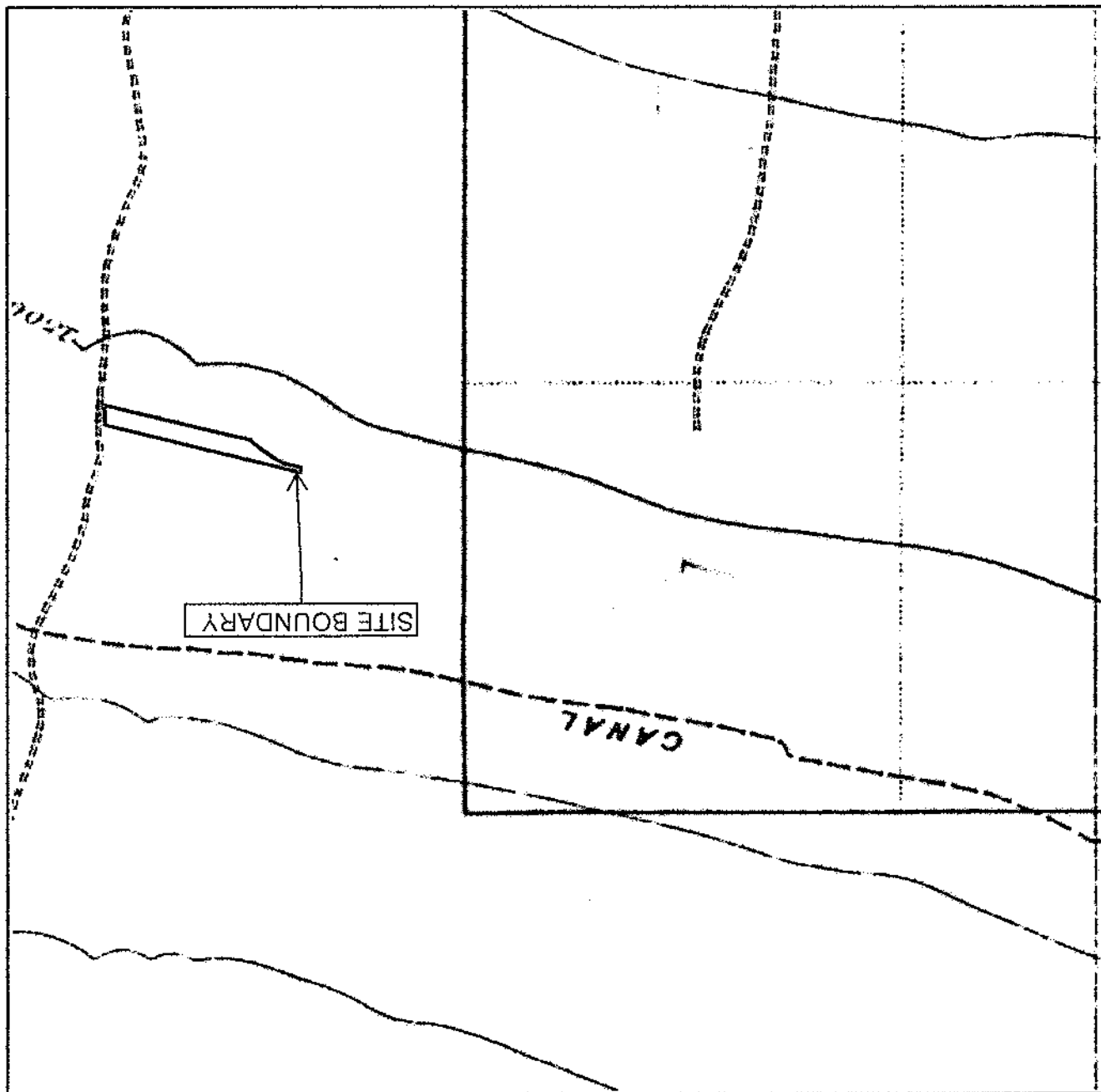
West



Quad Name: Camelsback, AZ

Year: 1930 Original Map Scale: 1:62,500

Quad Name: Camelsback, AZ



0 miles

20

Building - [REDACTED] Railroad

Topo 2 output

Tables

Primary Highway

Depression

Quantity of Open Pit Mine	Trial
---------------------------	-------

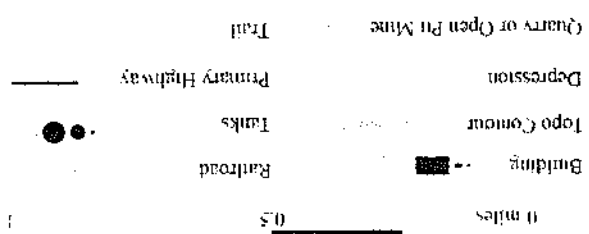
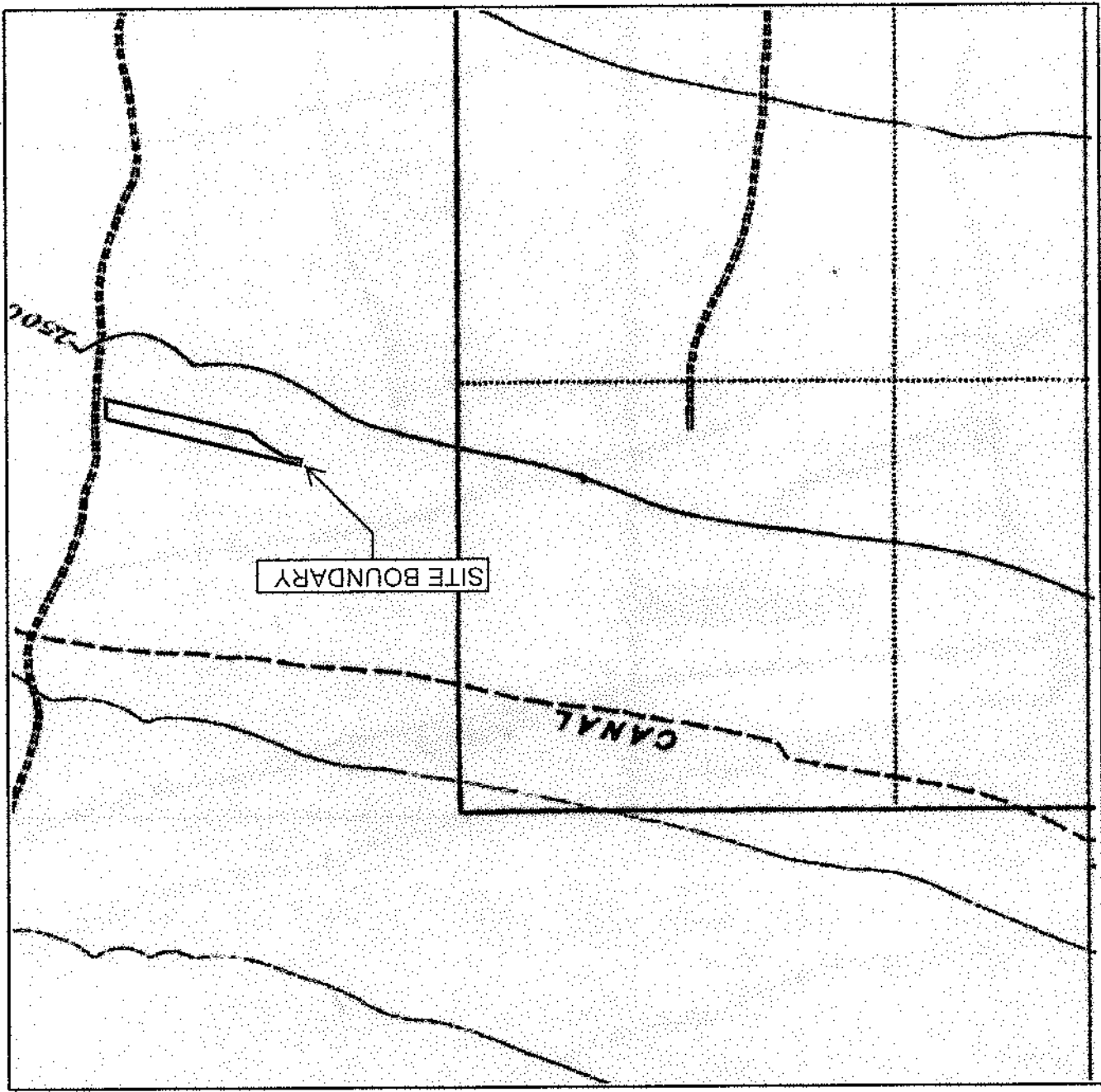
SEARCH

Historical Topographic Map

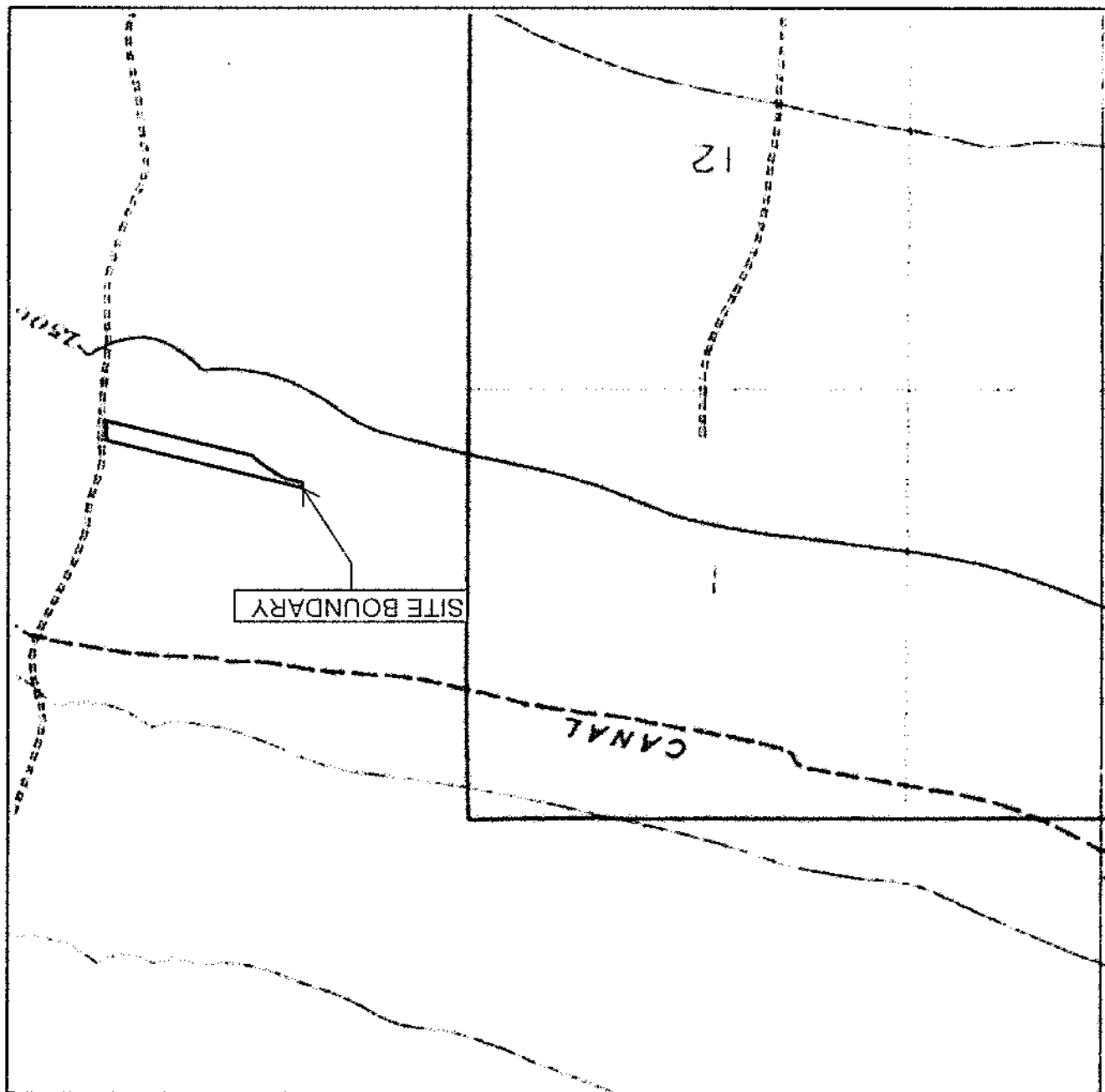
Quad Name: Camelsback, AZ

Year: 1906 Original Map Scale: 1:62,500

16136 N Pima Rd, Scottsdale, AZ 85260



Job Number: A200337
Target Site: 33.631788, -111.894665



Historical Aerial Photo

2010

16136 N PIMA RD
SCOTTSDALE, AZ 85260

Target Site: 33.631788 -111.894665 Job Number: 3200337

1 inch equals 500 feet



Historical Aerial Photo
1997
16136 N PIMA RD
SCOTTSDALE, AZ 85260

Target Site 33.631788 -111.894665, Job Number 3200337

1 inch equals 500 feet



Historical Aerial Photo

1962

16136 N PIMA RD
SCOTTSDALE, AZ 85260

Target Site 33.631788 -111.894665 Job Number 3200337

1 inch equals 500 feet



Historical Aerial Photo

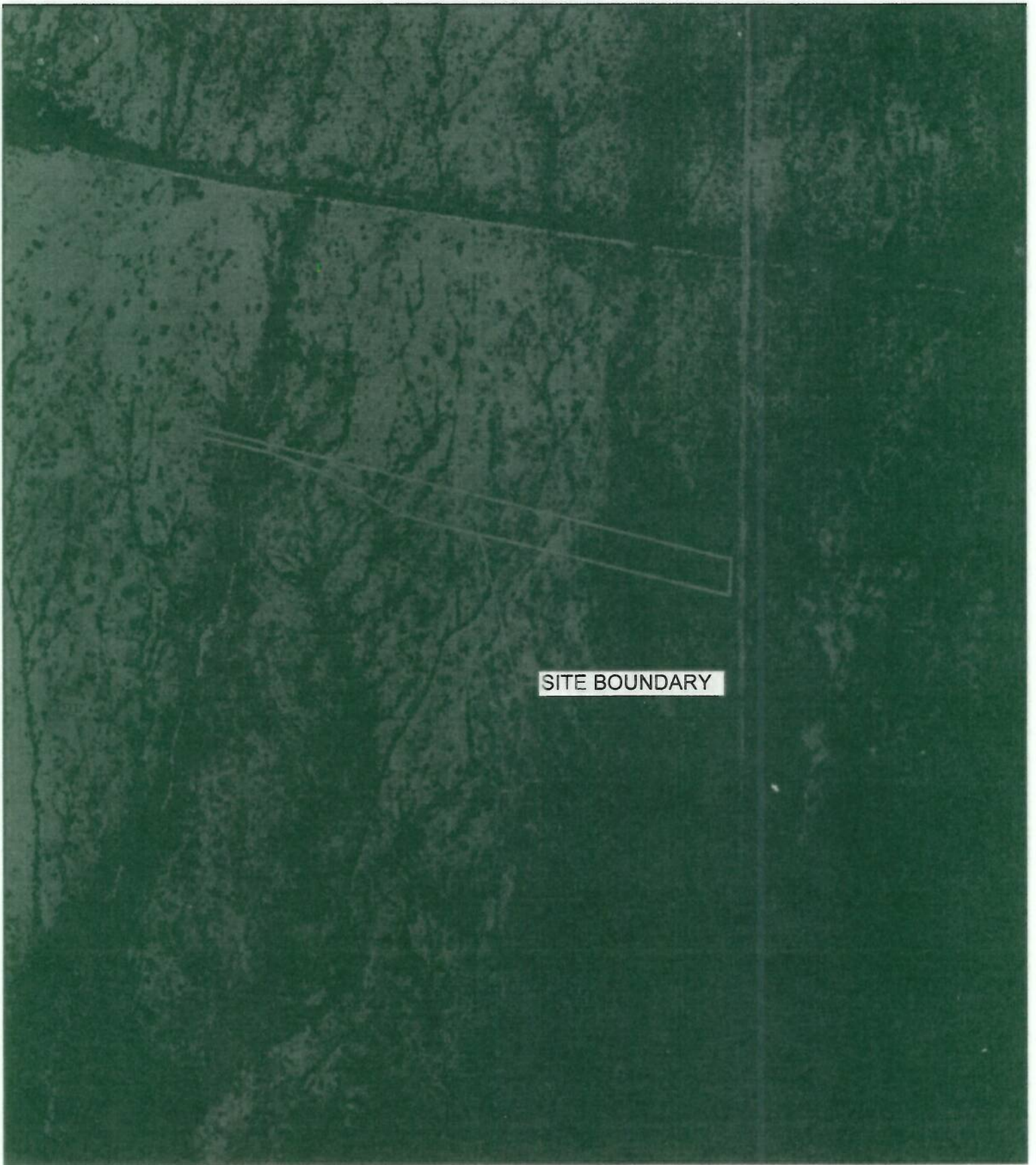
1980

16136 N PIMA RD
SCOTTSDALE, AZ 85260

Target Site: 33 631788 -111 894665 Job Number: 3200337

1 inch equals 500 feet





SITE BOUNDARY

Historical Aerial Photo
1957

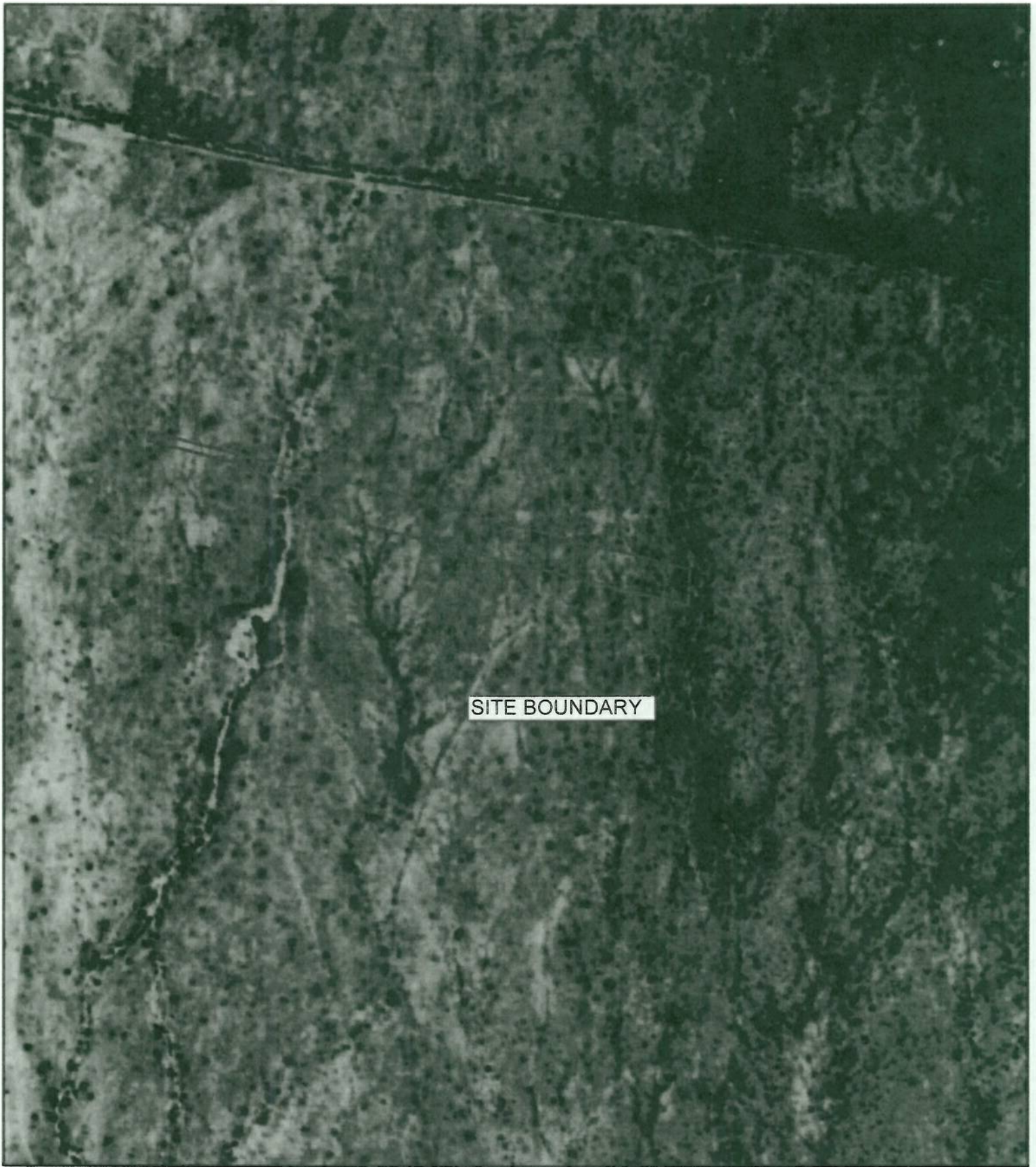
**16136 N PIMA RD
SCOTTSDALE, AZ 85260**

Target Site: 33.631788 -111.894665; Job Number: 3200337



1 inch equals 500 feet

FIRSTSEARCH



SITE BOUNDARY

Historical Aerial Photo
1944

**16136 N PIMA RD
SCOTTSDALE, AZ 85260**

Target Site: 33 631788 -111 894665, Job Number: 3200337



1 inch equals 500 feet

FIRSTSEARCH

CITY DIRECTORY REVIEW

Report Date: 7/24/2012

Client Job Number: 3200337

FirstSearch Index Number: 328576

Site Address(es): 16136 N PIMA RD

SCOTTSDALE, AZ 85260

A search was conducted for the subject area noted above to identify any Historical City Directory coverage/tenant information maintained at national repositories, local city/town libraries and/or various public sources.

The following information is the result of the search:

Year/Source	Address (es)	Listings
2007/Cole Directory	15752 N Pima Rd Scottsdale, AZ:	Storables Usa Inc
	15768 N Pima Rd Scottsdale, AZ:	Mcdonalds Restaurants
	15784 N Pima Rd Scottsdale, AZ:	Earls Restaurant On Pima
	15816 N Pima Rd Scottsdale, AZ:	Cobblestone Auto Spa & Market
	16601 N Pima Rd Scottsdale, AZ:	Big 4 Restaurants Inc
		Custom Designs By Sandra
		Ferrara Photography
		Monterra
		Ornaments
		Performance Feed & Bedding Llc
		Sneider Saddlery
		Scottsdale City Government
2004/Cole Directory	15740 N Pima Rd Scottsdale, AZ:	Aaron Brothers
		Party City Inc
	15752 N Pima Rd Scottsdale, AZ:	Organized Living
	15784 N Pima Rd Scottsdale, AZ:	Earls Restaurant On Pima
		Occupant Unknown
	15816 N Pima Rd Scottsdale, AZ:	A Shade Of Tint
		Cobblestone Auto Spa & Market
	16601 N Pima Rd Scottsdale, AZ:	Ferrara Photography
		Monterra Spcl Event At Wstwrl
		Performance Feed & Bedding

Year/Source	Address (es)	Listings
2000/Cole Directory	15752 N Pima Rd Scottsdale, AZ:	Organized Living
	15768 N Pima Rd Scottsdale, AZ:	Mcdonalds Restaurants
	15784 N Pima Rd Scottsdale, AZ:	Earls Restaurant On Pima
	15816 N Pima Rd Scottsdale, AZ:	Cobblestone Lube Center
	16601 N Pima Rd Scottsdale, AZ:	A H A A
		All Arabian Horse Show
		Arabian Horse Association Of Arizona
		Barrett Jackson Classic Car Auction Information Line
		Capitol Realty Corporation
		Performance Feed & Bedding
		Scottsdale City Government Westworld
		Showcase Arizona
		Westworld Of Scottsdale
1995/Cole Directory	N Pima Rd Scottsdale, AZ:	Russ Lyon Realty Co
		United Title Agency Inc
	8830 N Pima Rd Scottsdale, AZ:	Pima Golf Course
	8989 N Pima Rd Scottsdale, AZ:	Backyard Village
		Ryder Truck Rental Inc
		Ugly Duckling Rent A Car
	11041 N Pima Rd Scottsdale, AZ:	Abbott, David L
		Landmark Pentecostal Upc
	13681 N Pima Rd Scottsdale, AZ:	Pitcher, Ric
	16601 N Pima Rd Scottsdale, AZ:	Diamond Back Steakhouse
		Hanks Westworld Stables
		Rattlers At W Wrld
		Westworld Polo Club
		Westworld Rv Park
	16602 N Pima Rd Scottsdale, AZ:	Scottsdale Water Svc Co
	23030 N Pima Rd Scottsdale, AZ:	Brothers Custom Homes Inc
		Brothers Realty Inc
		Chambers, Lloyd S
		Charter Title Agen
		J R Callahan Aty
		John Callahan
		Kruidenier, Doug A
		Larry Kruidenier
		Lloyd S Chambers Insurance
		State Farm Insurance
	23150 N Pima Rd Scottsdale, AZ:	Occupant Unknown

Year/Source	Address (es)	Listings
1995/Cole Directory	23150 N Pima Rd Scottsdale, AZ:	Zions Real Estate Production
	23150 N Pima Rd #1 Scottsdale, AZ:	Prudential Realty Co
	23350 N Pima Rd Scottsdale, AZ:	Cross Creek Development Inc
		United Title Agency Of Arizona
	23350 N Pima Rd #100 Scottsdale, AZ:	Treaccar, Thomas H
	25150 N Pima Rd Scottsdale, AZ:	Pinnacle Presbyterian Church
1992/Cole Directory	7331 N Pima Rd Scottsdale, AZ:	Pima Golf Rst Pro
	8989 N Pima Rd Scottsdale, AZ:	Backyard Village
		J&ds Hm Imprvmnt
		Jds Bldg Supply
	11041 N Pima Rd Scottsdale, AZ:	Abbott, David L
	13681 N Pima Rd Scottsdale, AZ:	Pitcher, Ric
	16601 N Pima Rd Scottsdale, AZ:	Autoputer Inc
		Hanks Stbl Hrswrld
		Keim Enterprises
		Kesan Development
		Rattlers
		Westworld
	16602 N Pima Rd Scottsdale, AZ:	Scetsdl Wtr Serv Co
	23030 N Pima Rd Scottsdale, AZ:	Ariz Escrow&title
		Brother-cust Hm
		Brothers Realty
		Coldwell Bnkr Bros
		D A Kruidenier
		J R Callahan Aty
		Kruidenier, Doug A
		L J Kruidenier
		L S Chambers Ins
	23150 N Pima Rd Scottsdale, AZ:	Landmark Land Co
		Nichols&company
		O Brien Mgmnt Grp
		Obrien Dvlpmnt Grp
		Obrien Mangmnt Grp
		T Bourne Realty
		Valgroup Cnstr Mgt
		Valgroup Rlty Inc

YEAR / SOURCE	CLOSEST LOWER ADDRESS LISTINGS	SUBJECT ADDRESS (ES)	CLOSEST UPPER ADDRESS LISTINGS
1968/Polk Directory	4528 North Pima Road Residential Listing 7330 North Pima Road Indian Bend Golf & Country club Indian Bend Country Club (Pro- Shop) 9102 North Pima Road Paradise Park Arabian House Show Arena 11041 North Pima Road Residential Listing	16136 North Pima Road Not Listed	No Higher Listings
1964/Polk Directory	1428 North Pima Road Residential Listing 4528 North Pima Road Residential Listing 7330 North Pima Road Indian Bend Country Club Indian Bend Enterprises real est Indian Bend Country Club (Pro- Shop) 11802 North Pima Road Residential Listing	16136 North Pima Road Not Listed	No Higher Listings
1961/Mullin- Kille Directory	(No Address Numbers) North Pima Road Residential Listing Residential Listing Residential Listing 7330 North Pima Road Indian Bend Country Club Indian Bend Enterprises (No Address Number) Residential Listing	16136 North Pima Road Not Listed	No Higher Listings

Notes:

No further coverage available

GLOSSARY OF TERMS

“No Listing/Not Listed” - address not listed in the directory

“Vacant” or “No Current Listing” - status of address in directory

“Residential Listing” - one residential listing located at address

“Multiple Residential Listings” - more than one residential listing located at address

“Multiple Retail Listings” - more than one retail facility located at address

“Multiple Business Listings” - more than one business listing at address

“Multiple Government Offices” - more than one federal listing at an address

“Multiple Municipal Listings” - more than one municipal listing at an address

“Multiple Military Listings” - more than one military listing at an address

“Street Not Listed” - street not listed in directory

When multiple tenants/facilities are observed for one address, the information may be summarized as shown in the following examples:

- An apartment building will be represented by “Multiple Residential Listings”
- A retail shopping center will be represented by “Multiple Retail Listings” followed by a separate listing of sites, if present, which may contain the use of regulated/chemical/hazardous materials such as dry cleaners, photo finishers, hair salons, auto repair shops, etc.
- An office building consisting of attorneys, insurance, firms, or other facilities which do not indicate the use of regulated/chemical/hazardous materials will be represented by “Multiple Business Listings”

Residential addresses, including individual houses and apartment buildings, are listed as residential. Names of tenants can be provided if needed.

Unless otherwise noted, the subject address(es) plus four adjacent addresses up from the subject property and four addresses down from the subject property are included in the report, if available.

Although great care has been taken by FirstSearch Environmental Information in compiling and verifying the information contained in this report to insure that it is accurate, FirstSearch Environmental Information disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data.



Allands

14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900
www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

HISTORICAL TITLE REPORT

YOUR FILE NO: CAP 52944 (Treaccar) and 52945 (Scottsdale)

ALLANDS FILE NO: 2012-07-085T

Date of Report: July 28, 2012

Title Plant Date***: July 18, 2012

***The Title Plant Date reflects the most current data made available by the information sources used at the time the research was performed.

ALLANDS hereby reports a Historical Title Report to the land described below, subject to the items as shown in Schedule B. This is a historical title report ONLY and is neither a guarantee of title, a commitment to insure or a policy of title insurance. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Groundwater and Environmental Services.

1. Title to the estate or interest covered by this report is vested in: THE UNITED STATES OF AMERICA, BY AND THROUGH ITS DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Maricopa County, Arizona, described as follows:

Assessor's No.: 215-50-002A; and 215-51-001B and 009A

SEE LEGAL DESCRIPTIONS ON VESTING DEEDS ATTACHED

SCHEDULE B

No Leases, VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. ***

*** A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorders office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. Effective July 18, 2000, the Declaration of Environmental Use Restriction (DEUR) replaced the Voluntary Environmental Mitigation Use Restriction (VEMUR) as a restrictive use covenant

CHAIN OF TITLE CONTINUED

18. Quit-claim Deed from William S. Deree, dealing with his sole and separate property to CAFCO Builders, Inc., an Illinois corporation, as to 1/2 interest dated 12-11-62, recorded 12-31-62 in Docket 4410, page 394. (002A)
19. Decree of Distribution of the estate of Estella M. Spellisy, deceased, awarding property to William Spellisy, dated 1-2-68, recorded 1-9-68 in Docket 7425, page 522. (001B)
20. Quit-claim Deed from Elton R. Schneider to Mary Schneider, dated 2-9-70, recorded 6-29-73 in Docket 10204, page 414. (009A)
21. Warranty Deed from William Spellisy, a single man to the United States of America, by and through its Department of the Interior, Bureau of Reclamation, dated 7-23-73, recorded 7-30-73 in Docket 10243, page 1122. (001B)
22. Warranty Deed from William S. Deree and Roberta B. Deree and Cafco Builders, Inc., an Illinois corporation to the United States of America, by and through its Department of the Interior, Bureau of Reclamation, dated 7-24-73, recorded 7-31-73 in Docket 10245, page 379. (002A)
23. Warranty Deed from Mary Schneider to the United States of America, by and through its Department of the Interior, Bureau of Reclamation, dated 10-18-73, recorded 11-5-73 in Docket 10383, page 348. (009A)



Property Information

Parcel #: 215-51-009-A
MCR #:
Property Address: /
 TH PT OF NW4 SE4 WH LIES N OF FOL DESC LN BEG AT PT 106.54F M/L S OF CEN SEC TH S 76D
Property Description: 03M E 1345.2 6F TO A PT ON E BDY OF E2 OF NW4 OF SE4 SD PT BR S N 31D E 2591.60F FR S4 COR
 OF SD SEC EX ANYPT W /IN BELL RD PER P/D 11594-159 & ALSO TH PT BELL RD AS ABAND PER D/P
 88-012452
Section Township Range: 1 3N 4E
Subdivision Name:
Lot #:
School Dist: PARADISE VALLEY UNIFIED SCHOOL DISTRICT
Local Jurisdiction: SCOTTSDALE

Owner Information

Owner: USA-BOR
In Care Of: CAWCD
Mailing Address: 23636 N 7TH ST / PHOENIX , AZ 85024 USA
Deed #: 10383-0354
Deed Date: 11/6/1973
Sales Price: n/a
Sales Month/Year: n/a

Valuation Information

Tax Year:	2013	2012	2011
Full Cash Value (FCV):	\$475,000	\$653,500	\$653,500
Limited Property Value (LPV):	\$475,000	\$653,500	\$653,500
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	2	2	2
Assessment Ratio:	16.0%	16.0%	16.0%
Assessed FCV:	\$76,000	\$104,560	\$104,560
Assessed LPV:	\$76,000	\$104,560	\$104,560
Property Use Code:	9400	9400	9400
Tax Area Code:	691400	691400	691400

Characteristics

Square Feet of Living Space:		Improvement Quality Grade:	
Lot Square Footage: 450,541		Market Area/Neighborhood:	05/013
Covered Parking:		Unique Location Characteristics:	None
Construction Year:		Pool Square Footage:	
Number of Patios:		Bath Fixtures:	
Patio Type:		Cooling:	
Exterior Walls:		Heating:	
Roof Type:		Physical Condition:	

Disclaimer

The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

Maricopa County Assessor || 301 W. Jefferson St. || Phoenix, AZ 85003

602-506-3406

WHEN RECORDED MAIL TO: U.S. BUREAU OF RECLAMATION, 135 North 2nd Avenue, Phoenix, Arizona
 Attn: Bobby Bond Escrow #02024083-8 83003
 Reference # 4-01-20-01160

209334 01-DEED

11102431122 ①

WARRANTY DEED

Know all men by these presents that William Spelltsy, hereinafter styled Grantor, for and in consideration of the sum of Sixty One Thousand Dollars (\$61,000) to him in hand paid by the United States of America, and pursuant to that certain Land Purchase Contract designated No. 14-06-330-110, entered into on June 13, 1973, under the provisions of the Act of September 30, 1968 (82 Stat. 886), has granted, sold, and conveyed and by these presents does grant, sell, and convey unto the United States of America and its assigns all that certain real estate situated in Maricopa County, State of Arizona, described as follows:

A parcel of land in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section One (1), Township Three (3) North, Range Four (4) East, Gila and Salt River Meridian, containing an area of 17.36 acres, more or less, and being more particularly described as follows:

All that portion of said Northeast Quarter of the Southeast Quarter lying north of the following described line:

Beginning at a point in the west boundary of said Northeast Quarter of the Southeast Quarter that bears North 31°21'46" East 2,591.60 feet from the South Quarter corner of said Section 1; thence from said point of beginning and leaving said west boundary South 76°03'03" East 1,347.55 feet to a point in the east boundary of said Northeast Quarter of the Southeast Quarter of said Section 1; said point bears North 71°01'41" West 1,221.62 feet from the Southeast corner of Lot 6 in Section Six, Township Three North, Range Five East, Gila and Salt River Meridian.

Subject to easements or rights-of-way existing or of record in favor of the public or third parties.

To have and to hold the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the United States of America, and its assigns forever. The Grantor does hereby bind himself, his heirs, executors and administrators to warrant and forever defend all and singular the premises unto the United States of America and its assigns against every person whosoever lawfully claiming them or any part thereof.

10243-1123

In witness whereof the Grantor has hereunto set his hand this
23^d day of July, 1973.

William Spellisy
 William Spellisy

ACKNOWLEDGMENT

State of Illinois } ss.
 County of Grundy

The foregoing instrument was acknowledged before me this 23^d day
 of July, 1973, by William Spellisy.

John J. Black
 Notary Public in and for said
 County and State

My Commission Expires:

July 19, 1975
 (SEAL)



STATE OF ARIZONA } ss.
 County of Mazda

I hereby certify that the with
 in instrument was filed and re-
 corded at request of
 TRANSAMERICA TITLE

JUL 30 1973-11 50

as Booked 10243
 on page 1122-1123
 Witness my hand and official
 seal the day and year aforesaid.

2 Debra Martin 1-00
 Deputy Recorder

WHEN RECORDED MAIL TO: U.S. BUREAU OF RECLAMATION, 135 North 2nd Avenue, Phoenix, Ariz. 85003
 Attn: Bobby Bond Escrow # 02024080-1 Reference # 4-01-28-01360

1110245: 379
 210289 01-DEED

WARRANTY DEED

Know all men by these presents that William S. Deree and CAFCO Builders, Inc., a corporation organized and existing under the laws of the State of Illinois, hereinafter styled Grantors, and Roberta B. Deree, the wife of William S. Deree, for and in consideration of the sum of Three Hundred Eight Thousand and no/100 Dollars (\$308,000.00) to them in hand paid by the United States of America and pursuant to that certain land Purchase Contract designated No. 14-05-330-113 entered into on June 19, 1973, under the provisions of the Act of September 30, 1968 (82 Stat. 886) have granted, sold, and conveyed and by these presents do grant, sell, and convey unto the United States of America and its assigns all that certain real estate situated in Maricopa County, State of Arizona, described as follows:

A parcel of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section One (1), Township Three (3) North, Range Four (4) East, Gila and Salt River Meridian, containing an area of 87.91 acres, more or less, and being more particularly described as follows:

All of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and all that portion of Lot One (1) and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) lying south of the following described line:

Beginning at a point in the west boundary of said Lot 1 that bears North 70°11'29" East 4,230.34 feet from the West Quarter corner of said Section 1; thence from said point of beginning and leaving said west boundary South 80°58'42" East 839.40 feet; thence South 75°31'10" East 109.98 feet; thence North 11°07'33" East 1,086.44 feet; thence South 88°40'25" East 190.00 feet to a point in the east boundary of said Lot 1; said point bears North 17°17'00" West 3,678.24 feet from the Southeast corner of Lot Six (6) of Section Six (6), Township Three (3) North, Range Five (5) East, Gila and Salt River Meridian.

Subject to easements or rights-of-way existing or of record in favor of the public or third parties.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the United States of America and its assigns forever.

10245A 380

The Grantors do hereby bind themselves, their successors, heirs, executors, and administrators to warrant and forever defend all and singular the premises unto the United States of America and its assigns against every person whomsoever lawfully claiming them or any part thereof.

In witness whereof, the Grantors have caused this Deed to be executed this 21 day of July, 1973.

William S. Derce
William S. Derce

Robert B. Derce
Robert B. Derce

CAFCO Builders, Inc.

By S. H. Folk, Jr.
S. H. Folk, Jr., Secretary

M102451 381

ACKNOWLEDGMENT

State of Arizona }
County of Maricopa } ss

The foregoing instrument was acknowledged before me this 23rd day
of July, 1973, by William S. Derge and Roberta B. Derge,
his wife

Sharon M. Derge
Notary Public in and for said
County and State

My Commission Expires:

My Commission Expires Aug. 1, 1976

(SEAL)

Standard Federal ASTM Environmental Record Sources

SUPERFUND NATIONAL PRIORITIES LIST (NPL)

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated June, 2012, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No National Priorities List (NPL) / Proposed NPL / DOD Sites were found located within a 1.0 mile search distance from subject property exterior boundaries.

DELISTED NATIONAL PRIORITIES LIST

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated June, 2012, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

No Delisted National Priorities List (NPL) Sites were found located within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL CERCLIS / NFRAP LIST

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remedial action planned. This database is provided by EPA dated June, 2012, and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

No CERCLIS / NFRAP facilities were found located within a 0.5 mile search distance from subject property exterior boundaries.

RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRAInfo Database, dated June, 2012 and checked for Federal RCRA facilities located within a <=0.125 mile search distance from subject property exterior boundaries.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZD982469033	Ford Of N Scottsdale / Power Ford Of N Scottsdale / Lou Grubb Ford	8555 E Frank Lloyd Blvd	1/13/2010	N
AZD983479130	Van Chevrolet	8585 E Frank Lloyd Wright Blvd	5/20/2009	N
AZR000000489	Econo Lube N Tune 102	8650 E Frank Lloyd Wright Blvd	3/10/2000	N
AZR000004242	Dunn Edwards Corporation	8686 E Frank Lloyd Blvd	2/17/2009	CEG
AZR000035568	Hacienda Harley Davidson Inc / Van Chevrolet Body Shop	15600 N Hayden Rd / 15600 N Northsite Blvd	2/2/2009	SQG
AZR000044040	Airpark Chrysler Jeep	15656 N Hayden Rd	2/14/2008	CEG

CODES:

LQG Large quantity generator (more than 1000 kg per month)
SQG Small quantity generator (100 - 1000 kg per month)
CEG: Conditionally exempt small quantity generator (less than 100 kg per month)
N : Not a generator verified or inactive generator

CORRACTS FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated June, 2012, and checked for facilities which occurred within a 1.0 mile search distance from subject property exterior boundaries.

No Facilities were found which occurred within a 1.0 mile search distance from subject property exterior boundaries.

TSD FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated June, 2012, and checked for Facilities which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No TSD Facilities were found which occurred within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to June, 2012, and checked for incidents located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

No incidents were found located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

CONTROL REGISTRIES

Under ASTM E 1527-05, Federal, State and Tribal institutional control / engineering control registries need to be researched. The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated June, 2012, and searched for sites which occurred at subject property or adjoining properties.

No institutional or engineering controls were found which occurred at subject property or adjoining properties.

BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated June, 2012, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No brownfield sites were found which occurred within a 0.5 mile search distance from subject property exterior boundaries.

REGISTERED UNDERGROUND STORAGE TANKS (UST)

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing "regulated substances" complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated January, 2012, and searched for UST sites located within a <=0.125 mile search distance from subject property exterior boundaries.

FACILITY ID	FACILITY NAME	FACILITY ADDRESS	TANK ID	CLOSURE TYPE	CLOSURE DATE
0-008643	Superpumper #15	8646 E Frank Lloyd Wright Blvd	1		
0-008643	Superpumper #15	8646 E Frank Lloyd Wright Blvd	2		
0-008643	Superpumper #15	8646 E Frank Lloyd Wright Blvd	3		
0-008643	Superpumper #15	8646 E Frank Lloyd Wright Blvd	4		
0-009141	Cobblestone Auto Spa	15816 N Pima Rd	1		
0-009141	Cobblestone Auto Spa	15816 N Pima Rd	2		
0-009141	Cobblestone Auto Spa	15816 N Pima Rd	3		
0-006297	Power Ford Of North Scottsdale	8555 E Frank Lloyd Wright Blvd	1		
0-006297	Power Ford Of North Scottsdale	8555 E Frank Lloyd Wright Blvd	2		
0-006297	Power Ford Of North Scottsdale	8555 E Frank Lloyd Wright Blvd	3		

DETAILS

NOTE: Details section is from the ADEQ 2003 UST list, newer lists do not provide this information.

Facility Id	Facility		Owner Id	Owner	
Tank No.	Status	Content	Capacity	Age	Tank Material
Tank Release Detection		Pipe Material	Piping Type		Pipe Release Detection

0-008643	Giant Service Station #30	1533	Giant Industries Arizona/Zeigler
	8646 Frank Lloyd Wright ,Scottsdale AZ 85260		<85260>
1	ACTV Diesel 12000	Double-Walled Fiberglass	Automatic Tank Gauging Interstitial
	Double-Walled Fiberglass	Pressure	Automatic Line Leak Detectors Reinforced Plastic
	Monitoring (Double Walled)	Reinforced Plastic	Line Tightness Testing
2	ACTV Gasoline 12000	Double-Walled Fiberglass	Automatic Tank Gauging Interstitial
	Double-Walled Fiberglass	Pressure	Automatic Line Leak Detectors Reinforced Plastic
	Monitoring (Double Walled)	Reinforced Plastic	Line Tightness Testing
3	ACTV Gasoline 12000	Double-Walled Fiberglass	Automatic Tank Gauging Interstitial
	Double-Walled Fiberglass	Pressure	Automatic Line Leak Detectors Reinforced Plastic
	Monitoring (Double Walled)	Reinforced Plastic	Line Tightness Testing
4	ACTV Gasoline 12000	Double-Walled Fiberglass	Automatic Tank Gauging Interstitial
	Double-Walled Fiberglass	Pressure	Automatic Line Leak Detectors Reinforced Plastic
	Monitoring (Double Walled)	Reinforced Plastic	Line Tightness Testing

REGISTERED UNDERGROUND STORAGE TANKS (UST)

Facility Id	Facility		Owner Id	Owner	
Tank No.	Status	Content	Capacity	Age	Tank Material
Tank Release Detection		Pipe Material	Piping Type		Pipe Release Detection

0-009141 **Cobblestone Auto Spa** Maricopa Co. 6275 Cobblestone Auto Spa & Market I
15816 N Pima Rd ,Scottsdale AZ 85260
1 ACTV Gasoline 12000 Automatic Tank Gauging Tank Tightness with Double-Walled Fiberglass
Pressure Automatic Line Leak Detectors Inventory Controls Vapor Monitoring Reinforced Plastic
Interstitial Monitoring (Double Walled) Line Tightness Testing
2 ACTV Gasoline 12000 Automatic Tank Gauging Tank Tightness with Double-Walled Fiberglass
Pressure Automatic Line Leak Detectors Inventory Controls Vapor Monitoring Reinforced Plastic
Interstitial Monitoring (Double Walled) Line Tightness Testing
3 ACTV Gasoline 12000 Automatic Tank Gauging Tank Tightness with Double-Walled Fiberglass
Pressure Automatic Line Leak Detectors Inventory Controls Vapor Monitoring Reinforced Plastic
Interstitial Monitoring (Double Walled) Line Tightness Testing

0-006297 **Lou Grubb Ford** Maricopa Co. 2151 Lou Grubb Ford
8555 E Frank Lloyd Wright Blvd ,Scottsdale AZ 8526
1 ACTV Gasoline 10000 Automatic Tank Gauging Double-Walled Fiberglass Pressure Interstitial
Monitoring
Reinforced Plastic (Double Walled)
2 ACTV New Oil 4000 Automatic Tank Gauging Galvanized Steel Suction; Check
3 ACTV Used Oil 4000 Automatic Tank Gauging Galvanized Steel Gravity Feed

REGISTERED LEAKING UNDERGROUND STORAGE TANKS (LUST)

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated January, 2012, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

No registered leaking underground storage tanks were found located within a 0.5 mile search distance from subject property exterior boundaries.

FIRE INSURANCE MAPS

A review was made at the Arizona State Capital Archives for Fire Insurance Maps, more commonly known as Sanborn Maps, which covered the area in which the subject property is located. Subject property is not located within the boundaries of available maps.

**USGS 7.5 MINUTE TOPOGRAPHICAL MAPS
AERIAL PHOTOS**

The United States Geological Survey Topographic maps and Aerial Photos are derived from Terrain Navigator Software from Maptech, Inc. (www.maptech.com) and are for informational purposes only.

NAME	TYPE	DATE	REVISION	CONTOUR INTERVAL
Cunys Corner	Topo	1964	1982	10 feet
Cunys Corner SE	Aerial	6-7-2010		

**VOLUNTARY ENVIRONMENTAL MITIGATION USE RESTRICTIONS BY
OWNERS (VEMUR'S); DECLARATION OF ENVIRONMENTAL USE
RESTRICTIONS (DEUR); AND ENVIRONMENTAL LIENS**

A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorder's office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ's RDT was researched for inclusion of subject property.

No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.

DRYCLEANERS

The Drycleaners Inventory List summarizes current and historic dry cleaners sites throughout the state of Arizona and is not all inclusive. This database is from the Report for the Arizona Department of Environmental Quality Dry Cleaners Inventory Project, dated June, 2006, and searched for dry cleaners sites located within a <=0.125 mile search distance from subject property exterior boundaries.

No drycleaners were found located within a <=0.125 mile search distance from subject property exterior boundaries.

ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

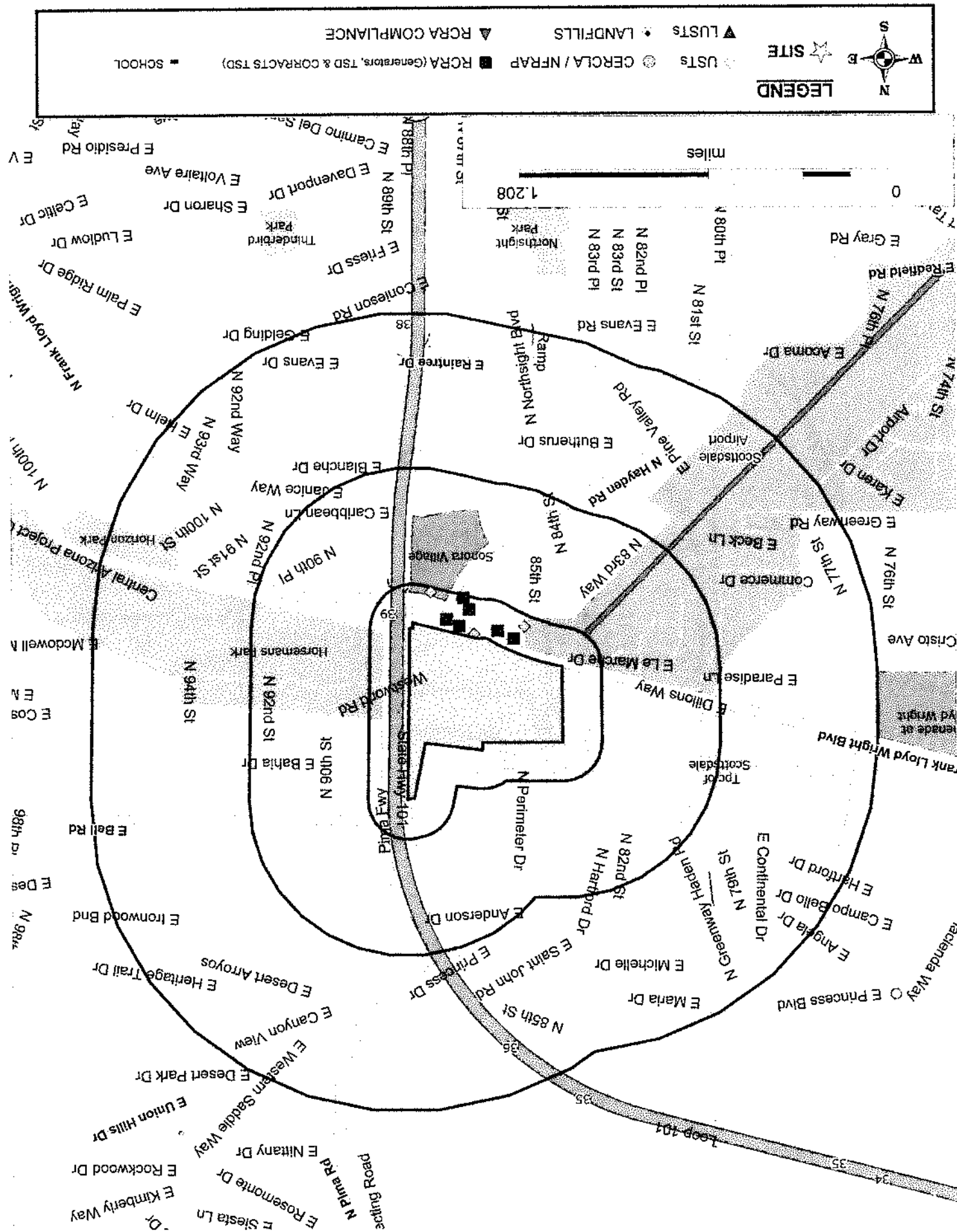
This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated June, 2012. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

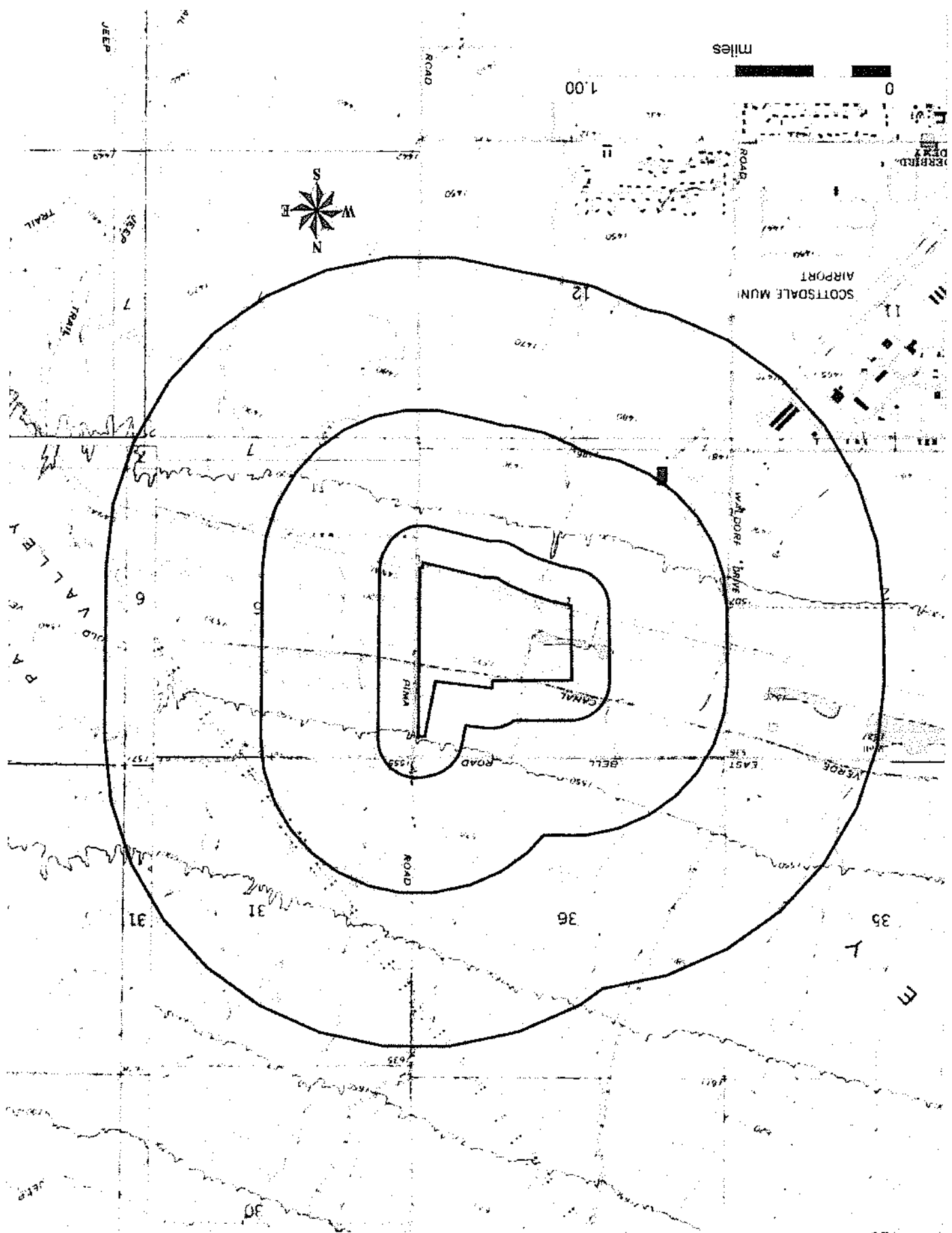
Imaged Records are available at: <http://www.water.ar.gov/adwr/Content/ImagedRecords/default.htm>

Water Uses (WU)

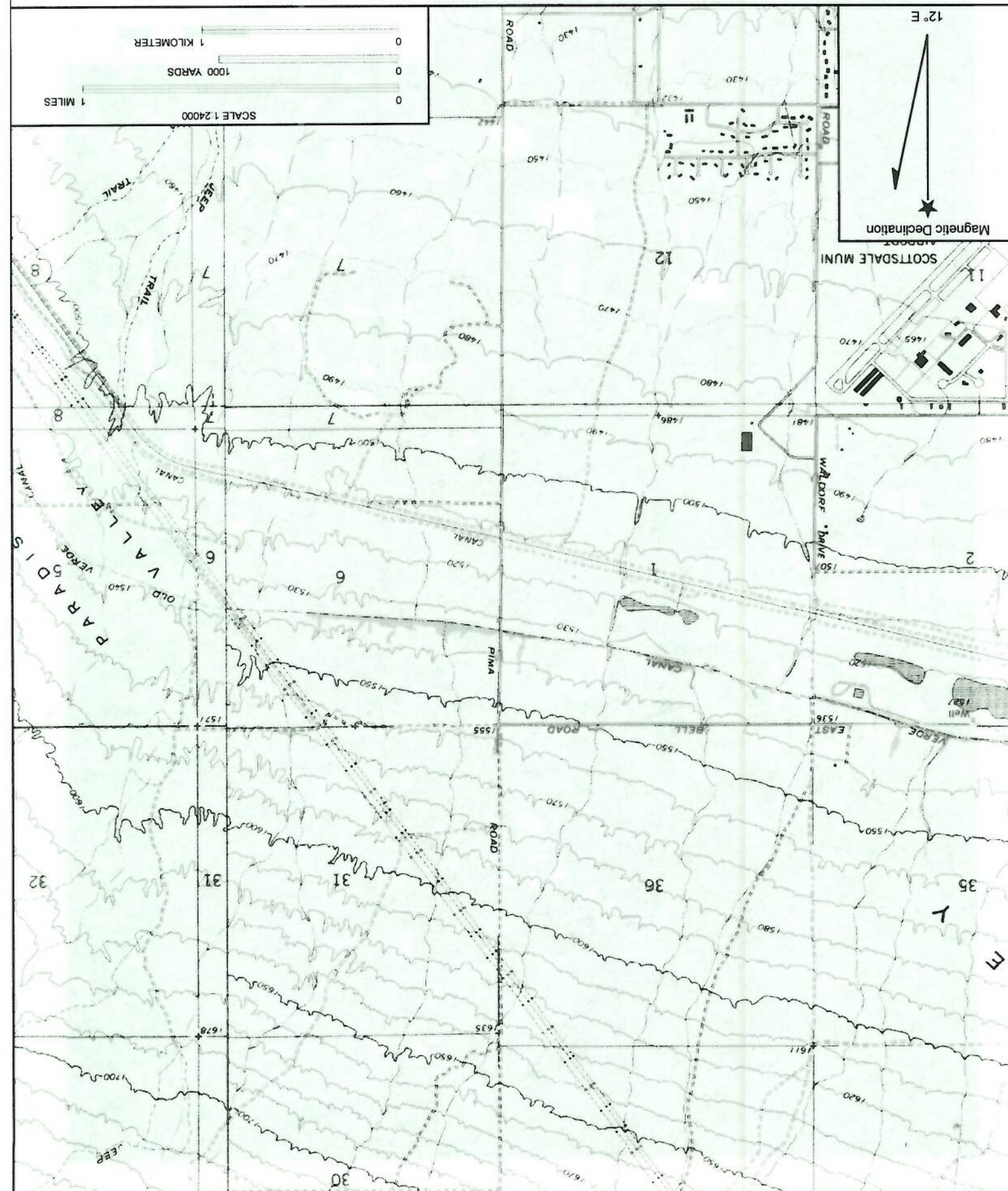
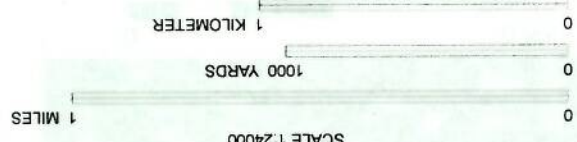
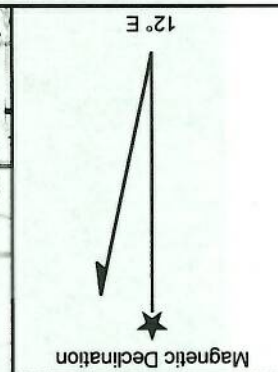
A	Irrigation	T	Township
B	Utility (Water Co.)	N/S	North or South
C	Commercial	R	Range
D	Domestic	E/W	East or West
E	Municipal	S	Section
F	Industrial	Q1	Quarter of Section (160 Acres)
G	Recreational	Q2	Quarter of Section (40 Acres)
H	Remediation	Q3	Quarter of Section (10 acres)
I	Mining	ID	Well Registration Number
J	Stock	WD	Well Depth
K	Other - Exploration	WL	Water Level
L	Drainage	DIA	Casing width
M	Monitoring		
N	None		
O	Other - Non-Production		
P	Remediation		
R	Recharge		
T	Test		
U	Unknown		
V	Dewatering		

ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
544169	4	N	5	E	31				N	358	0	0	Scottsdale, city of.





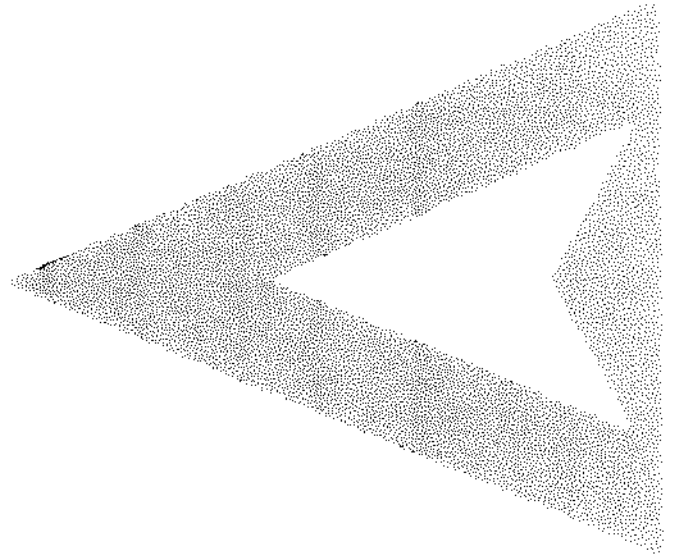
Contour interval is 10 feet





PREPARED FOR
GILBERTSON AND ASSOCIATES, INC.
6160 FARMHURST AVE STE 6
SAN DIEGO, CA 92121
July 24, 2013

TARGET PROPERTY:
16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB NUMBER: 3200337



ENVIRONMENTAL FIRSTSEARCH 488.7477

FIRSTSEARCH

Environmental FirstSearch Search Summary Report

Target Site: 16136 N PIMA RD
SCOTTSDALE, AZ 85260

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-09-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	05-09-12	0.50	0	0	0	0	0	0	0
CERCUS	Y	06-07-12	0.50	0	0	0	0	0	0	0
NFRAP	Y	06-07-12	0.50	0	0	0	0	0	0	0
RCRA COR ACT	Y	05-09-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-09-12	0.50	0	0	0	0	0	0	0
RCRA GEN	Y	05-09-12	0.25	0	0	0	0	0	0	0
RCRA NLR	Y	05-09-12	0.12	0	3	0	0	0	0	3
Federal Brownfield	Y	05-01-12	0.50	0	0	0	0	0	0	0
ERNS	Y	07-05-12	0.12	0	0	0	0	0	0	0
Tribal Lands	Y	12-15-08	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	05-21-12	1.00	0	0	0	0	0	0	0
State Spills 90	Y	12-11-01	0.12	0	2	0	0	0	0	2
State/Tribal SWL	Y	04-30-05	0.50	0	0	0	0	0	0	0
State/Tribal LUST	Y	01-31-12	0.50	0	0	0	0	0	0	0
State/Tribal UST/AST	Y	01-31-12	0.50	0	1	2	0	0	0	4
State/Tribal EC	Y	NA	0.25	0	0	0	0	0	0	0
State/Tribal IC	Y	06-02-08	0.25	0	0	0	0	0	0	0
State/Tribal VCP	Y	07-13-12	0.50	0	0	0	0	0	0	0
State/Tribal Brownfields	Y	07-13-12	0.50	0	0	0	0	0	0	0
State Permits	Y	01-31-10	0.12	0	0	0	0	0	0	0
State Other	Y	03-01-09	0.25	0	0	0	0	0	0	0
Federal IC/EC	Y	06-13-12	0.50	0	0	0	0	0	0	0
HW Manifest	Y	NA	0.12	0	0	0	0	0	0	0
TOTALS-				1	8	6	0	0	1	16

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Request Date:	07-24-12	Search Type:	AREA
Requestor Name:	GES - Byron Baden		
Standard:	ASTM-05	Job Number:	3200337

Demographics

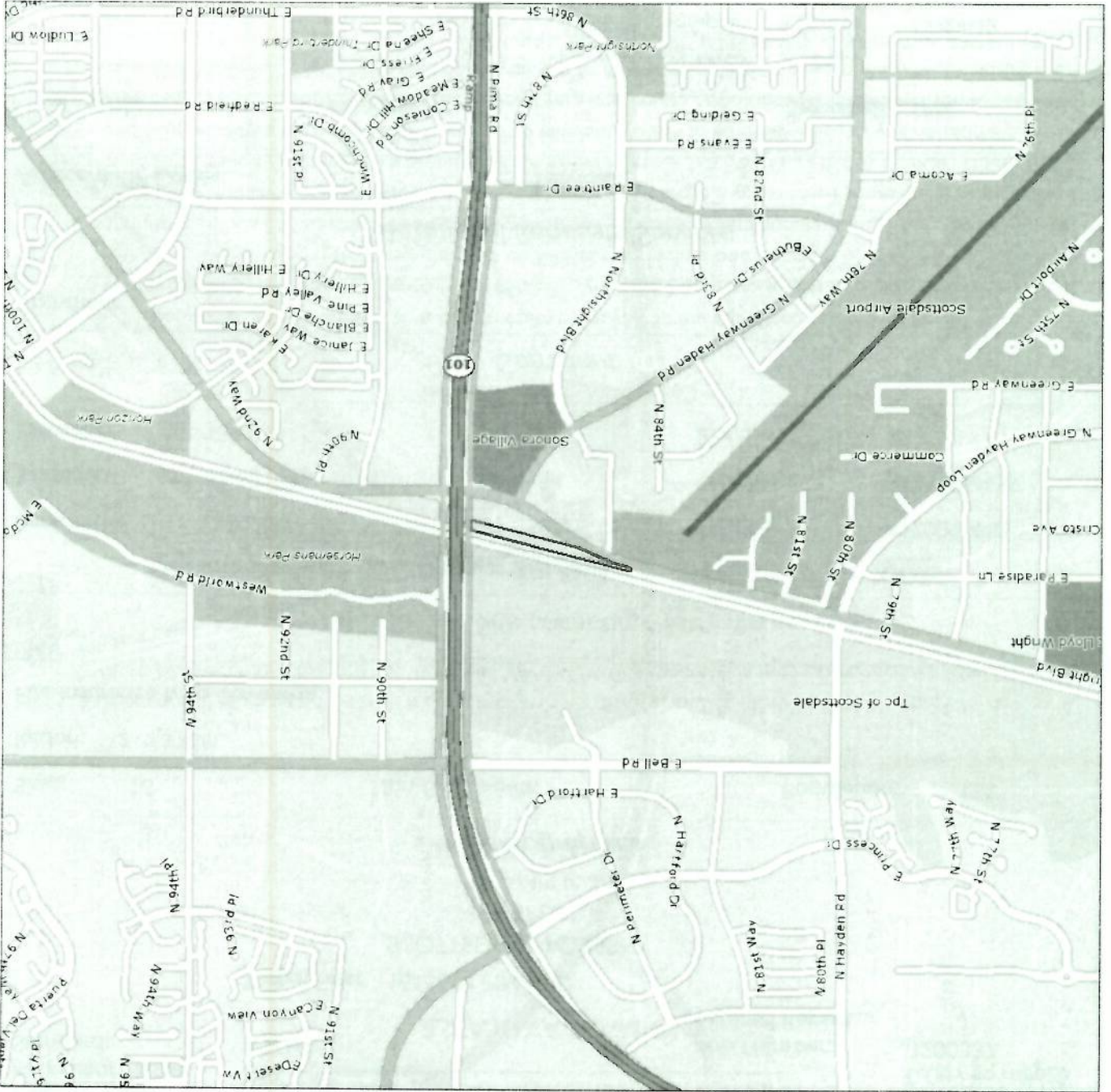
Sites:	16	Non-Geocoded:	1	Population:	NA
Radon:	2 - 2.3 PC/L				
Fire Insurance Map Coverage:	No				

UTMs		Degrees (Decimal)		Degrees (Min/Sec)		Zone:	
417021.442	Eastng:	-111.894665	Longitude:	-111:53:41	Eastng:	3721496.159	Northng:
		33.631788	Latitude:	33:37:54			
		1511	Elevation:				12

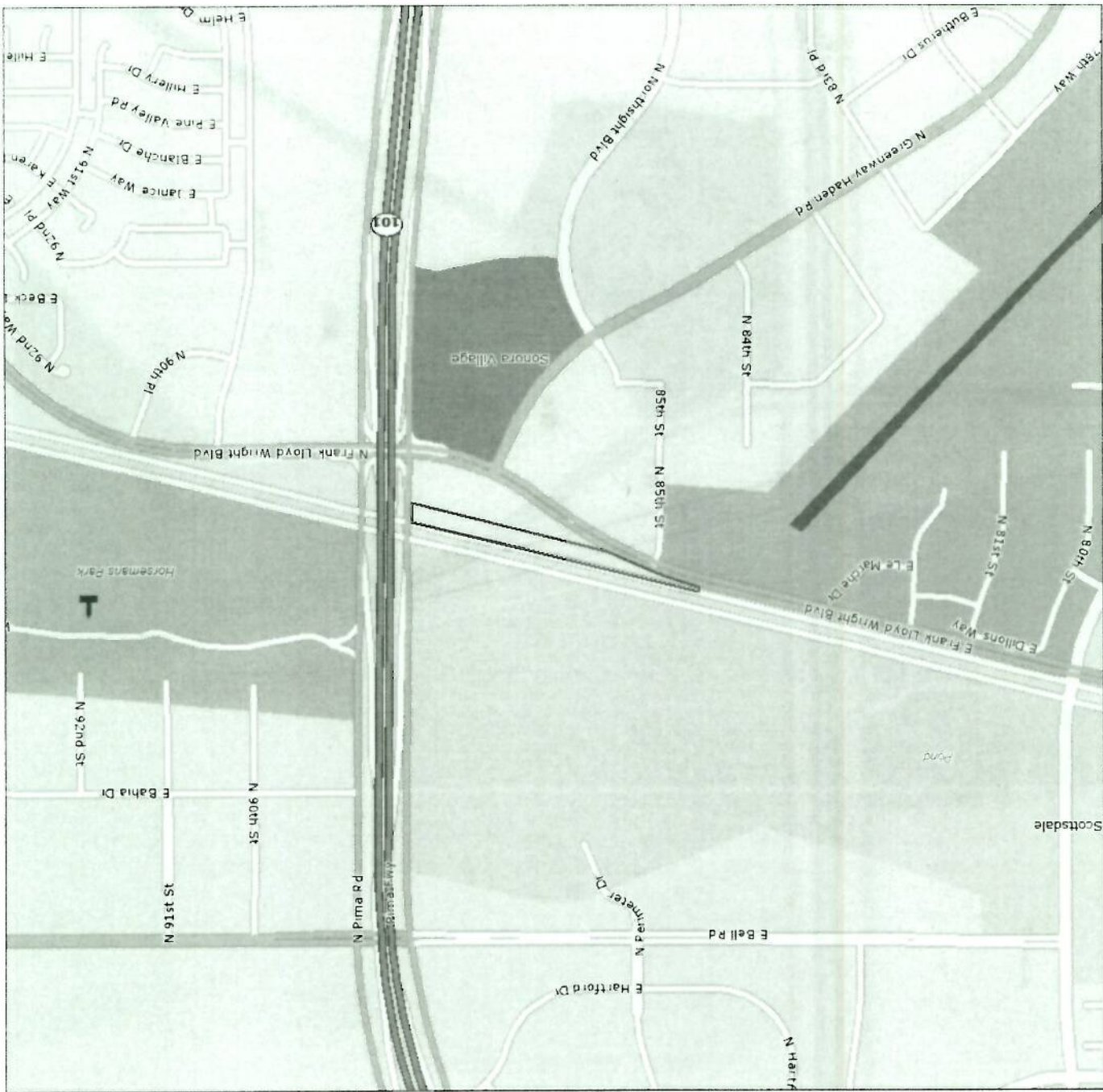
Comment:

Adjacent ZIP Codes:

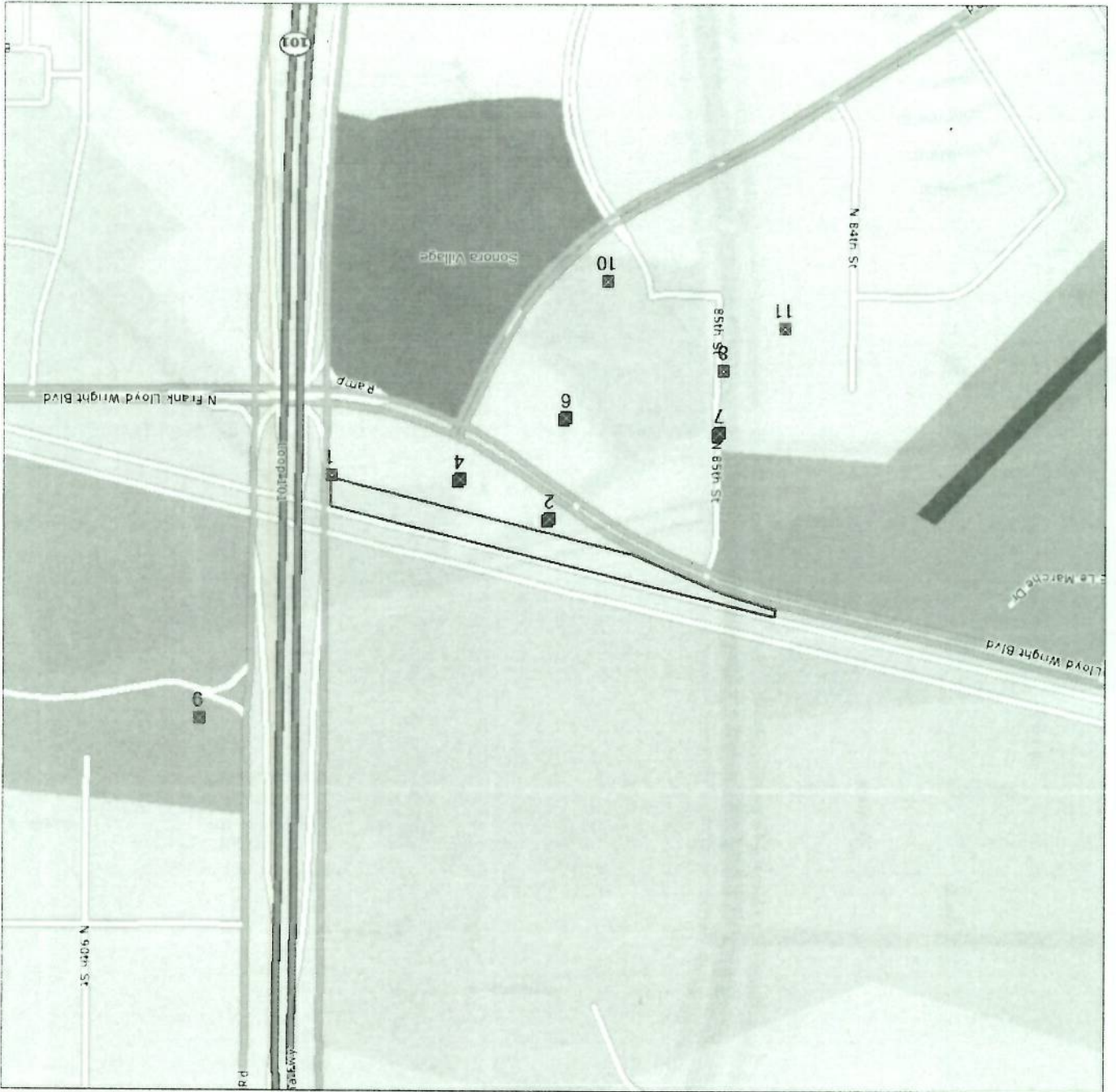
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
	Fire Insurance Maps				No	
	Aerial Photographs				Yes	07-24-12
	Historical Topos				Yes	07-24-12
	City Directories				Yes	07-24-12
	Title Search				No	
	Municipal Reports				No	
	Liens				No	
	Historic Map Works				No	
	Online Topos				No	



- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Black Rings Represent 1/4 Mile Radius
- Red Ring Represents 500 ft. Radius



- Area Polygon
 Identified Site, Multiple Sites, Receptor
 NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 Tribal Land
 Black Rings Represent 1/4 Mile Radius. Red Ring Represents 500 ft. Radius



Area Polygon
 Identified Site, Multiple Sites, Receptor
 NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 Tribal Land
 Black Rings Represent 1/4 Mile Radius
 Red Ring Represents 500 ft. Radius



Environmental FirstSearch Target Site Summary Report

Target Property:

16136 N PIMA RD
SCOTTSDALE, AZ 85260

JOB:

3200337

TOTAL: 16

DB Type

GEOCODED: 15

NON GEOCODED: 1

SELECTED: 16

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Elev/Diff	Page No.
1	UST	COBBLESTONE AUTO SPA 0-009141/	15816 N PIMA RD SCOTTSDALE AZ 85260	0.00 --	- 2	1

Environmental FirstSearch

Sites Summary Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260

JOB:

3200337

TOTAL: 16 GEOCODED: 15 NON GEOCODED: 1 SELECTED: 16

Map ID DB Type Site Name/ID/Status Address Dist/Dir ElevDiff Page No.

1	UST	COBBLESTONE AUTO SPA	15816 N PIMA RD SCOTTSDALE AZ 85260	0.00 --	- 2	1
2	SPILLS	GIANT INDUSTRIES	8646 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ	0.01 SE	- 1	3
2	UST	SUPERFUMPER #15	8646 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.01 SE	- 1	4
3	RCRANLR	ECONO LUBE N TUNE 102	8650 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.02 SE	- 1	5
4	RCRAGN	DUNN-EDWARDS CORP	8686 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.03 SE	- 2	7
4	RCRANLR	DUNN EDWARDS CORPORATION	8686 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85254	0.03 SE	- 2	9
5	SPILLS	SOS EXTERMINATING	PIMA & FRANK LLOYD WRIGHT SCOTTSDALE AZ	0.10 SE	- 7	10
6	RCRAGN	VAN CHEVROLET	8585 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.11 SW	- 6	11
6	RCRANLR	VAN CHEVROLET	8585 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.11 SW	- 6	12
7	RCRAGN	FORD OF NORTH SCOTTSDALE	8555 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.14 SW	- 9	14
7	UST	POWER FORD OF NORTH SCOTTSDALE	8555 E FRANK LLOYD WRIGHT B SCOTTSDALE AZ 85260	0.14 SW	- 9	15
8	RCRAGN	FORD OF NORTH SCOTTSDALE	15678 N NORTHSGHT BLVD SCOTTSDALE AZ 85260	0.19 SW	- 10	16
9	UST	CITY OF SCOTTSDALE - WESTWORLD	16601 N PIMA RD SCOTTSDALE AZ 85260	0.24 NE	+ 16	18
10	RCRAGN	AIRPARK CHRYSLER JEEP	15656 N HAYDEN RD SCOTTSDALE AZ 85260	0.25 SW	- 14	19
11	RCRAGN	HACIENDA HARLEY DAVIDSON INC	15600 N NORTHSGHT BLVD SCOTTSDALE AZ 85260	0.25 SW	- 14	21

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

UST

SEARCH ID: 13 DIST/DIR: 0.00 -- ELEVATION: 1509 MAP ID: 1

NAME: COBBLESTONE AUTO SPA
ADDRESS: 15816 N PIMA RD
SCOTTSDALE AZ 85260
MARCOPA
CONTACT: MARCOPA
SOURCE: MARCOPA
REV: 04/12/07
ID1: 0-009141
ID2:
STATUS:
PHONE:

TANK ACTIVITY STATUS: Yes
STATUS:
DATE INSTALLED:
DATE CLOSED OR REMOVED:
WHAT IS / WAS TANK CONTENT:

TANK CHARACTERISTICS:
TANK SIZE IN GALLONS:
TANK MATERIAL:
TANK RELEASE DETECTION SYSTEM:

PIPE CHARACTERISTICS:
PIPE MATERIAL:
PIPE TYPE FLOW:
PIPE RELEASE DETECTION SYSTEM:

OWNER INFORMATION:
OWNER ID NUMBER:
OWNER NAME: COBBLESTONE AUTO SPA & MARKET
OWNER ADDRESS:

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

SPILLS

SEARCH ID: 10 DIST/DIR: 0.01 SE ELEVATION: 1510 MAP ID: 2

NAME: GIANT INDUSTRIES
ADDRESS: 8646 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ
MARICOPA
CONTACT: STATUS: PHONE:
REV: 12/11/01
ID1: 01-023-B
ID2:

SPILL INCIDENT DATE: 08/09/00
DATE SPILL REPORTED: 08/10/00
SPILL RESPONSE DATE: N/A
PROPERTY MANAGEMENT TYPE: Private
REFERRED TO: N/A
REFERRAL DATE: N/A
SPILL TYPE: Release
CHEMICAL MATERIAL OF SPILL: Gasoline
STRUCTURE: Truck
Funding: Pvt/Unk
SPILL QUANTITY: 40 gals.

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

UST

SEARCH ID: 15 DIST/DIR: 0.01 SE ELEVATION: 1510 MAP ID: 2

NAME: SUPERPUMPER #15
ADDRESS: 8646 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
MARICOPA
CONTACT: SOURCE: AZ DEQ
REV: 01/31/12
ID1: 0-008643
ID2:
STATUS: NOT REPORTED
PHONE:

TANK NUMBER: 1
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: SUPERPUMPER INC

TANK NUMBER: 2
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: SUPERPUMPER INC

TANK NUMBER: 3
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: SUPERPUMPER INC

TANK NUMBER: 4
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: SUPERPUMPER INC

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRANLR

SEARCH ID: 8 DIST/DIR: 0.02 SE ELEVATION: 1510 MAP ID: 3

NAME: ECONO LUBE N TUNE 102
8650 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
MARI COPA
CONTACT: EPA
SOURCE: EPA
REV: 5/9/12
ID1: AZR0000000489
ID2: NLR
STATUS: PHONE:

SITE INFORMATION

CONTACT INFORMATION: MUNEEER MUNEEERUDDIN
NEWPORT BEACH CA 92658
PO BOX 2470

PHONE: 6029053136

OWNER NAME: GLOBOKAR STEPHEN
OWNER TYPE: P-PRIVATE

OPERATOR TYPE: P-PRIVATE

MAILING ADDRESS: PO BOX 2470

UNIVERSE INFORMATION:

RECEIVED DATE: 10/21/1996

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

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SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA TSD 3004: N - NO

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRAGN

SEARCH ID: 2 DIST/DIR: 0.03 SE ELEVATION: 1509 MAP ID: 4

NAME: DUNN-EDWARDS CORP
ADDRESS: 8686 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
SOURCE: EPA
REV: 5/9/12
ID1: AZR000004242
ID2:
STATUS: VGN
PHONE:

- PAINT AND WALLPAPER STORES
ENFORCEMENT INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRANLR

SEARCH ID: 7 DIST/DIR: 0.03 SE ELEVATION: 1509 MAP ID: 4

NAME: DUNN EDWARDS CORPORATION
ADDRESS: 8686 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85254
CONTACT: MARICOPA
SOURCE: EPA
REV: 8/8/01
ID1: AZR000004242
ID2:
STATUS: NLR
PHONE:

SITE INFORMATION

UNIVERSE NAME:

NO LONGER REGULATED

SIC INFORMATION:

5231 - RETAIL TRADE - PAINT, GLASS, AND WALLPAPER STORES

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

SPILLS

SEARCH ID: 11 DIST/DIR: 0.10 SE ELEVATION: 1504 MAP ID: 5

NAME: SOS EXTERMINATING
ADDRESS: PIMA & FRANK LLOYD WRIGHT RD
SCOTTSDALE AZ
MARICOPA
CONTACT: SOURCE:
REV: 05/13/98
ID1: 90-142-D
ID2:
STATUS:
PHONE:

SPILL INCIDENT DATE: 11/05/90
DATE SPILL REPORTED: 11/06/90
SPILL RESPONSE DATE: N/A
PROPERTY MANAGEMENT TYPE: City

REFERRED TO: N/A
REFERRAL DATE: N/A
SPILL TYPE: Release
CHEMICAL MATERIAL OF SPILL: Dursban
STRUCTURE: Tank
Funding: City/Link
SPILL QUANTITY: 15 gals.

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRAGN

SEARCH ID: 6 DIST/DIR: 0.11 SW ELEVATION: 1505 MAP ID: 6

NAME: VAN CHEVROLET
ADDRESS: 8585 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
MARICOPA
CONTACT: EPA
SOURCE:

REV: 7/14/09
ID1: AZD983479130
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: JOHN MCENIRY
1550 E MISSOURI STE 300
PHOENIX AZ 85014

PHONE: 4809918300

CONTACT INFORMATION: BEN GAGLIANO
1550 E MISSOURI STE 300
PHOENIX AZ 85014

PHONE: 6022301051

CONTACT INFORMATION: BORIN SULLIVAN
1550 E MISSOURI STE 300
PHOENIX AZ 85014

PHONE: 4803683934

UNIVERSE INFORMATION:

NAIC INFORMATION

8111121 - AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE
8111111 - GENERAL AUTOMOTIVE REPAIR

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b
D000
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropentane; all spent solvent mixtures/ blends containing, before use, a to
The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRANLR

SEARCH ID: 9 DIST/DIR: 0.11 SW ELEVATION: 1505 MAP ID: 6

NAME: VAN CHEVROLET
ADDRESS: 8585 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
SOURCE: EPA
REV: 5/9/12
ID1: AZD983479130
ID2: NLR
STATUS:
PHONE:

PHONE: 6023683933

OWNER NAME:
OWNER TYPE:
OPERATOR:
OPERATOR TYPE:
MAILING ADDRESS: 1550 E MISSOURI AVE STE 300
PHOENIX, AZ 850142457
UNIVERSE INFORMATION:

RECEIVED DATE:05/20/2009

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:N - NO
SUBJCA TSD 3004:N - NO
SUBJCA NON TSD:N - NO
SIGNIFICANT NON-COMPLIANCE(SNC):N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:
CLOSURE WORKLOAD:
POST CLOSURE WORKLOAD:
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:---
CORRECTIVE ACTION WORKLOAD:N - NO
GENERATOR STATUS:N

INSTITUTIONAL CONTROL:N-NOENGINEERING CONTROL:N
HUMAN EXPOSURE:N-NOGW CONTROLS:N- NO
LAND TYPE:SHORT TERM GEN:N
TRANS FACILITY:NREC WASTE FROM OFF SITE:N

IMPORTER ACTIVITY:N - NOMIXED WASTE GEN:N - NO
TRANS ACTIVITY:N - NOTSD ACTIVITY:N - NO
RECYCLER ACTIVITY:N - NOONSITE BURNER EXEMPT:N - NO
FURNACE EXEMPTION:N - NOUNDER INJECT ACTIVITY:N - NO
REC WASTE FROM OFF SITE:N - NOUNIV WASTE DEST FAC:N
USED OIL TRANS:N - NOUSED OIL PROCESSOR:N - NO
USED OIL REFINER:N - NOUSED OIL FUEL BURNER:N - NO
NO FUEL MARKETER TO BURNER:NUSED OIL SPEC MARKETER:N - NO

NAIC INFORMATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRANLR

SEARCH ID: 9 DIST/DIR: 0.11 SW ELEVATION: 1505 MAP ID: 6

NAME: VAN CHEVROLET
ADDRESS: 8585 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
SOURCE: EPA
REV: 5/9/12
ID1: AZD983479130
ID2:
STATUS: NLR
PHONE:

- GENERAL AUTOMOTIVE REPAIR
811121 - AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D000
D001 - IGNITABLE WASTE
F002 - THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENT MIXTURES
F003 - THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENT MIXTURES.

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRAGN

SEARCH ID: 4 DIST/DIR: 0.14 SW ELEVATION: 1502 MAP ID: 7

NAME: FORD OF NORTH SCOTTSDALE
ADDRESS: 8555 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
EPA SOURCE: 811198 - ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE
811111 - GENERAL AUTOMOTIVE REPAIR
44111 - NEW CAR DEALERS
44112 - AUTOMOTIVE GLASS REPLACEMENT SHOPS
811122 - AUTOMOTIVE GLASS REPLACEMENT SHOPS
44111 - NEW CAR DEALERS
44111 - GENERAL AUTOMOTIVE REPAIR
811198 - ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

SITE INFORMATION

CONTACT INFORMATION: ROD EGNASH

SCOTTSDALE AZ 852672100

P O BOX 12100

PHONE: 6029913333

CONTACT INFORMATION: JOHN BERNATH

SCOTTSDALE AZ 852672100

P O BOX 12100

PHONE: 4805962525

CONTACT INFORMATION: ROBERT ROSE

SCOTTSDALE AZ 852672100

P O BOX 12100

PHONE: 4809913333

UNIVERSE INFORMATION:

NAIC INFORMATION

811122 - AUTOMOTIVE GLASS REPLACEMENT SHOPS

44111 - NEW CAR DEALERS

44111 - NEW CAR DEALERS

811111 - GENERAL AUTOMOTIVE REPAIR

811198 - ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

UST

SEARCH ID: 14 DIST/DIR: 0.14 SW ELEVATION: 1502 MAP ID: 7

NAME: POWER FORD OF NORTH SCOTTSDALE
ADDRESS: 8555 E FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
SOURCE: AZ DEQ
TANK NUMBER: 1
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: AN MOTORS OF SCOTTSDALE LLC

TANK NUMBER: 2
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: AN MOTORS OF SCOTTSDALE LLC

TANK NUMBER: 3
CLOSURE TYPE: Not Reported
DATE CLOSED OR REMOVED:
OWNER NAME: AN MOTORS OF SCOTTSDALE LLC

REV: 01/31/12
ID1: 0-006297
ID2:
STATUS: NOT REPORTED
PHONE:

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRAGN

SEARCH ID: 3 DIST/DIR: 0.19 SW ELEVATION: 1501 MAP ID: 8

NAME: FORD OF NORTH SCOTTSDALE
ADDRESS: 15678 N NORTHSHIGH BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
SOURCE: EPA

PHONE: 4809489506

OWNER NAME:
OWNER TYPE:
OPERATOR:

OPERATOR TYPE:
MAILING ADDRESS: PO BOX 12100
SCOTTSDALE, AZ 852672100

UNIVERSE INFORMATION:

RECEIVED DATE: 01/28/2009

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO
SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD:
CLOSURE WORKLOAD:
POST CLOSURE WORKLOAD:
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:-----

CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF
HAZARDOUS WASTE
INSTITUTIONAL CONTROL: N-NOENGINEERING CONTROL:
HUMAN EXPOSURE: N-NOGW CONTROLS: N- NO
LAND TYPE: SHORT TERM GEN: N

TRANS FACILITY: NREC WASTE FROM OFF SITE: N

IMPORTER ACTIVITY: N - NO
TRANS ACTIVITY: N - NO
RECYCLER ACTIVITY: N - NO
FURNACE EXEMPTION: N - NO
UNDER INJECT ACTIVITY: N - NO
REC WASTE FROM OFF SITE: N - NO
USED OIL TRANS: N - NO
USED OIL REFINER: N - NO
USED OIL FUEL BURNER: N - NO
NO FUEL MARKETER TO BURNER: NUSED OIL SPEC MARKETER: N - NO
NAIC INFORMATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRAGN

SEARCH ID: 3 DIST/DIR: 0.19 SW ELEVATION: 1501 MAP ID: 8

NAME: FORD OF NORTH SCOTTSDALE
ADDRESS: 15678 N NORTHSGHT BLVD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
EPA SOURCE: EPA
REV: 5/9/12
ID1: AZR0000030023
ID2:
STATUS: VGN
PHONE:

- AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D001 - IGNITABLE WASTE
D035 - METHYL ETHYL KETONE
F003 - THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/ BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/ BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE SPENT NON-HALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

UST

SEARCH ID: 12 DIST/DIR: 0.24 NE ELEVATION: 1527 MAP ID: 9

NAME: CITY OF SCOTTSDALE - WESTWORLD
ADDRESS: 16601 N PIMA RD
SCOTTSDALE AZ 85260
CONTACT: MARICOPA
SOURCE: AZ DEQ
TANK NUMBER: 1
CLOSURE TYPE: Perm Removal
DATE CLOSED OR REMOVED: 11-Nov-98
OWNER NAME: CITY OF SCOTTSDALE - CORPORATE YARD

Environmental FirstSearch
Site Detail Report

Target Property: 16136 N PIMA RD
SCOTTSDALE, AZ 85260
JOB: 3200337

RCRAGN

SEARCH ID: 1 DIST/DIR: 0.25 SW ELEVATION: 1497 MAP ID: 10

NAME: AIRPARK CHRYSLER JEEP
ADDRESS: 15656 N HAYDEN RD
SCOTTSDALE AZ 85260
MARICOPA
CONTACT: EPA
SOURCE: EPA
REV: 5/9/12
ID1: AZR000044040
ID2: VGN
STATUS:
PHONE:

SITE INFORMATION
CONTACT INFORMATION: MALINDA RYAN
NO ADDRESS ON RECORD
PHONE: 4805567431
OWNER NAME:
OWNER TYPE:
OPERATOR:
OPERATOR TYPE:
MAILING ADDRESS: 15656 N HAYDEN RD
SCOTTSDALE, AZ 85260-1906
UNIVERSE INFORMATION:
RECEIVED DATE: 02/14/2008
SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO
SIGNIFICANT NON-COMPLIANCE(S): N - NO
BEGINNING OF THE YEAR SNC:
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF
HAZARDOUS WASTE
INSTITUTIONAL CONTROL: N-NOENGINEERING CONTROL:
HUMAN EXPOSURE: N-NOGW CONTROL: N- NO
LAND TYPE: SHORT TERM GEN: N
TRANS FACILITY: N-REC WASTE FROM OFF SITE: N
IMPORTER ACTIVITY: N - NO MIXED WASTE GEN: N - NO
RECYCLER ACTIVITY: N - NO TSD ACTIVITY: N - NO
FURNACE EXEMPTION: N - NO UNDER INJECT ACTIVITY: N - NO
REC WASTE FROM OFF SITE: N - NO UNIV WASTE DEST FAC: N
USED OIL TRANS: N - NO USED OIL PROCESSOR: N - NO
USED OIL REFINER: N - NO USED OIL FUEL BURNER: N - NO
NO FUEL MARKETER TO BURNER: N-USED OIL SPEC MARKETER: N - NO

NAIC INFORMATION

- Continued on next page -

